Greeley City Council Agenda

Regular Meeting

Tuesday, March 17, 2026 at 6:00 PM

City Council Chambers at City Center South, 1001 11th Avenue, Greeley, CO 80631
via Zoom at: https://greeleygov.zoom.us/j/82818527658

NOTICE:

City Council Meetings are held on the 1st and 3rd Tuesdays of each month in the City Council Chambers. Meetings are conducted in a hybrid format, with a Zoom webinar in addition to the in-person meeting in Council Chambers.

City Council members may participate in this meeting via electronic means pursuant to their adopted policies and protocol.

Members of the public are also invited to choose how to participate in Council meetings in the manner that works best for them.

Watch Meetings:

Meetings are open to the public and can be attended in person by anyone.
Meetings are televised live on GTV8 on cable television.
Meetings are livestreamed on the City's Meeting Portal https://greeleyco.portal.civicclerk.com/

Participation:

Citizen Input

Residents are welcome to share comments or speak on agenda items that are not part of a public hearing. Each speaker will have up to 3 minutes. Comments are most effective when offered as statements. Council will listen attentively but may not respond to questions during this time. Staff will follow up with pertinent questions.

- **In Person:** Sign up in Council Chambers (1001 11th St.) with name and address.
- **Virtual via Zoom:** After in-person speakers have concluded. Name and address required.
- **Written:** Submit by **12 p.m. meeting day** via email (**cityclerks@greeleygov.com**), mail, or drop-off at City Clerk's Office (1100 10th St.). Comments will be shared with Council and retained for the record.

Public Hearings

Comments must apply to the specific agenda item. **Time Limit: 3 min.** Same sign up required and participation options as noted above.

For more information about this meeting, to request reasonable accommodations for accessibility purposes in an alternative format, or for meeting agendas, minutes, and archived videos, please contact the City Clerk's Office at cityclerks@greeleygov.com or 970-350-9740.

Mayor
Dale Hall

Mayor Pro Tem
Melissa McDonald - At-Large

Councilmembers
Tommy Butler - Ward I
Deb DeBoutez - Ward II
Johnny Olson - Ward III
Brian Rudy - Ward IV
Ryan Roth - At-Large

City Council
Regular Meeting Agenda

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1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of the Agenda
5. Recognitions and Proclamations
   a. Red Cross Month Proclamation
   b. National Developmental Disabilities Awareness Month Proclamation
   c. What's Great About Greeley Report?
6. University of Northern Colorado (UNC) Spring Update
7. Citizen Input
8. Reports from Mayor and Councilmembers
9. Initiatives from Mayor and Councilmembers

Consent Agenda

The Consent Agenda is a meeting management tool to allow the City Council to handle several routine items with one action.

Councilmembers may request an item be pulled off the Consent Agenda and considered separately under the next agenda item in the order they were listed.

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10. Motion to approve the City Council Meeting Proceedings of February 17, 2026

11. Resolution of the City Council of the City of Greeley establishing City Hall at 1200 11th Avenue

12. Resolution for professional services with Innovative Contracting and Engineering for the 7th & 12th Street Bores

13. Resolution finding substantial compliance with State Annexation laws for the properties collectively known as ANX2025-0007, Great Western Industrial Park (GWIP) Annexation No. 1, located generally south of Eastman Park Drive, east of State Highway 257, west of Great Western Drive, and north of Weld County Road 62 1/4, into the City of Greeley, the subject site is comprised of 0.002 acres

14. Resolution finding substantial compliance with State Annexation laws for the properties collectively known as ANX2025-0006, Great Western Industrial Park (GWIP) Annexation No. 2, located generally south of Eastman Park Drive, east of State Highway 257, west of Great Western Drive, and north of Weld County Road 62 1/4, into the City of Greeley, the subject site is comprised of 0.006 acres

15. Resolution finding substantial compliance with State Annexation laws for the properties collectively known as ANX2025-0005, Great Western Industrial Park (GWIP) Annexation No. 3, located generally south of Eastman Park Drive, east of State Highway 257, west of Great Western Drive, and north of Weld County Road 62 1/4, into the City of Greeley, the subject site is comprised of 0.016 acres

16. A resolution finding substantial compliance with State Annexation laws for the properties collectively known as ANX2025-0004, Great Western Industrial Park (GWIP) Annexation No. 4, located generally south of Eastman Park Drive, east of State Highway 257, west of Great Western Drive, and north of Weld County Road 62 1/4, into the City of Greeley, the subject site is comprised of 0.059 acres

17. Resolution finding substantial compliance with State Annexation laws for the properties collectively known as ANX2025-0012, Great Western Industrial Park (GWIP) Annexation No. 5, located generally south of Eastman Park Drive, east of State Highway 257, west of Great Western Drive, and north of Weld County Road 62 1/4, into the City of Greeley, the subject site is comprised of 0.255 acres

18. Resolution finding substantial compliance with State Annexation laws for the properties collectively known as ANX2025-0011, Great Western Industrial Park (GWIP) Annexation No. 6, located generally south of Eastman Park Drive, east of State Highway 257, west of Great Western Drive, and north of Weld county Road 62 1/4, into the City of Greeley, the subject site is comprised of 0.306 acres

19. Resolution finding substantial compliance with State Annexation laws for the properties collectively known as ANX2025-0010, Great Western Industrial Park (GWIP) Annexation No. 7, located generally south of Eastman Park Drive, east of State Highway 257, west of Great Western Drive, and north of Weld County Road 62 1/4, into the City of Greeley, the subject site is comprised of 0.370 acres

20. Resolution finding substantial compliance with State Annexation laws for the properties collectively known as ANX2025-0009, Great Western Industrial Park (GWIP) Annexation No. 8, located generally south of Eastman Park Drive, east of State Highway 257, west of Great Western Drive, and north of Weld County Road 62 1/4, into the City of Greeley, the subject site is comprised of 1.134 acres

21. Resolution finding substantial compliance with State Annexation laws for the properties collectively known as ANX2025-0008, Great Western Industrial Park (GWIP) Annexation No. 9, located generally south of Eastman Park Drive, east of State Highway 257, west of Great Western Drive, and north of Weld County Road 62 1/4, into the City of Greeley, the subject site is comprised of 0.001 acres

22. Resolution finding substantial compliance with State Annexation laws for the properties collectively known as ANX2025-0014, Great Western Industrial Park (GWIP) Annexation No. 10, located generally south of Eastman Park Drive, east of State Highway 257, west of Great Western Drive, and north of Weld County Road 62 1/4, into the City of Greeley, the subject site is comprised of 0.005 acres

23. Resolution finding substantial compliance with State Annexation laws for the properties collectively known as ANX2025-0015, Great Western Industrial Park (GWIP) Annexation No. 11, located generally south of Eastman Park Drive, east of State Highway 257, west of Great Western Drive, and north of Weld County Road 62 1/4, into the City of Greeley, the subject site is comprised of 0.016 acres

24. Resolution finding substantial compliance with State Annexation laws for the properties collectively known as ANX2025-0016, Great Western Industrial Park (GWIP) Annexation No. 12, located generally south of Eastman Park Drive, east of State Highway 257, west of Great Western Drive, and north of Weld County Road 62 1/4, into the City of Greeley, the subject site is comprised of 0.055 acres

25. Resolution finding substantial compliance with State Annexation laws for the properties collectively known as ANX2025-0017, Great Western Industrial Park (GWIP) Annexation No. 13, located generally south of Eastman Park Drive, east of State Highway 257, west of Great Western Drive, and north of Weld County Road 62 1/4, into the City of Greeley, the subject site is comprised of 0.256 acres

26. Resolution finding substantial compliance with State Annexation laws for the properties collectively known as ANX2025-0018, Great Western Industrial Park (GWIP) Annexation No. 14, located generally south of Eastman Park Drive, east of State Highway 257, west of Great Western Drive, and north of Weld County Road 62 1/4, into the City of Greeley, the subject site is comprised of 0.723 acres

27. Resolution finding substantial compliance with State Annexation laws for the properties collectively known as ANX2025-0019, Great Western Industrial Park (GWIP) Annexation No. 15, located generally south of Eastman Park Drive, east of State Highway 257, west of Great Western Drive, and north of Weld County Road 62 1/4, into the City of Greeley, the subject site is comprised of 322.427 acres

28. Introduction and first reading of an ordinance amending Title 16, Chapter 1, and Title 20, Chapter 3 or the Greeley Municipal Code Relating to references to City Hall

End of Consent Agenda

29. Pulled Consent Agenda Items

30. Discussion about the creation of a citizen oversight committee regarding the West Greeley Catalyst Project

31. Public hearing and second reading of an ordinance adding Chapter 17 to Title 22 of the Greeley Municipal Code relating to adopting the Colorado Wildfire Resiliency Code

32. Appointments to Boards and Commissions - Civil Service Commission, Commission on Disabilities and Stormwater Board

33. Motion authorizing the City Attorney to prepare any required resolutions, agreements, and ordinances to reflect action taken by the City Council at this meeting and any previous meetings, and authorizing the Mayor and City Clerk to sign all such resolutions, agreements, and ordinances

34. Scheduling of Meetings, Other Events

35. Adjournment

Item: 5.

Council Agenda Summary

Title:
Recognitions and Proclamations

Summary:
Mayor Hall will present the following proclamations:

- Red Cross Month
- National Developmental Disabilities Awareness Month

Councilmember Butler will present the *What's Great about Greeley* Report.

Attachments:
Red Cross Month Proclamation
National Developmental Disabilities Awareness Month Proclamation
Item 5 – Presentation

American Red Cross Month

WHEREAS, we celebrate American Red Cross Month by recognizing the compassionate acts of people in Greeley and by renewing our commitment to lend a helping hand to our neighbors in need; and

WHEREAS, since Clara Barton founded the American Red Cross more than 140 years ago, generation after generation has stepped up to deliver relief and care across our country and around the world, bringing out the best of humanity in times of crisis. Advancing this noble mission, the volunteers, donors and community advocates who now give back through the Northern Colorado Chapter of the American Red Cross remain unwavering in their commitment to prevent and alleviate human suffering in the face of today's emergencies; and

WHEREAS, their voluntary and generous contributions shine a beacon of hope in people's darkest hours — whether it's delivering shelter, food and comfort during disasters; providing critical blood donations for hospital patients; supporting service members, veterans and their families; saving lives with first aid, CPR, AED and other skills; or delivering international aid and reconnecting loved ones separated by global crises; and

WHEREAS, the work to uplift our community is truly made possible by those who selflessly answer the call to help, whenever and wherever it's needed. We hereby recognize this month of March in honor of their remarkable service, and we ask everyone to join in their commitment to care for one another.

NOW, THEREFORE, I, Dale Hall, by virtue of the authority vested in me as Mayor of the City of Greeley, do hereby proclaim March 2026 as ***Red Cross Month*** . I encourage all citizens of Greeley, Colorado to reach out and support its humanitarian mission.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the official seal of the City of Greeley to be affixed, this 17th day of March 2026.

_____

Dale Hall
Mayor

Developmental Disabilities Awareness Month

WHEREAS, there is a growing population of children and adults with developmental disabilities who reside in the City of Greeley; and

WHEREAS, historically people with developmental disabilities were institutionalized and/or segregated from their families, friends, and communities; and

WHEREAS, in 1987 President Ronald Reagan officially declared March to be Developmental Disabilities Awareness Month. The theme of National Developmental Disabilities Awareness Month was decreed that "For many of these people with developmental disabilities there is now the prospect of a brighter future and greater opportunity." Americans are becoming increasingly aware that such disabilities need not keep individuals from realizing their full potential in school, at work, or at home, as members of their families and of their communities; and

WHEREAS, The Arc of Northeast Colorado proudly supports National Developmental Disabilities Awareness Month, urging as President Reagan did before them that all Americans join in providing "to our fellow citizens with such disabilities both encouragement and the opportunities they need to lead productive lives and to achieve their full potential."

NOW, THEREFORE, I, Dale Hall, by virtue of authority vested in me as Mayor of the City of Greeley, Colorado, do hereby proclaim the month of March 2026, as Developmental Disabilities Awareness Month and urge all citizens to support programs that serve people with developmental disabilities and to ensure that all people with disabilities are treated with the dignity and respect that they so deserve.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the official seal of the City of Greeley to be affixed, this 17th day of March 2026.

_____

Dale Hall, Mayor

City of Greeley Colorado

GreeleyCo.gov

City Council Meeting

March 17, 2026

In all ways, we will transmit this City not only, not less, but greater and more beautiful than it was transmitted to us.
- Athenian Oath

Kristie Skala Named EMS Instructor of the Year

- Professor at Aims Community College
- Named by the Northeast Colorado Regional Emergency Medical and Trauma Services Advisory Council

Nicole Yost Takes First at State Swimming and Diving Championship

- Now, a four-time state champion in the Unified 50-yard freestyle event.

Prairie Heights Middle School Named a 2026 Colorado Schools to Watch

- Awarded by the Colorado Association of Middle Level Education.
- Prairie Heights will be recognized at the National Schools to Watch Conference in June 2026.

City of Greeley Colorado

Greeley-Evans School District 6
I'm District 6.

Winna Ironkwe Named Ragan Top Women in Communications

- City of Greeley Communication and Engagement Director
- Category: Visionaries & Trailblazers

City of Greeley Colorado

Ragan TOP WOMEN IN COMMUNICATIONS AWARDS 2026 Honoree

City of Greeley Colorado

GreeleyCo.gov

Council Agenda Summary

March 17, 2026
Key Staff Contact: Heidi Leatherwood, City Clerk

Title:
University of Northern Colorado (UNC) Spring Update

Summary:
University of Northern Colorado (UNC) President Andy Feinstein will be present to provide Council with an update on UNC's operations and programs.

Fiscal Impact:
None

Legal Issues:
None

Other issues and Considerations:

Strategic Focus Area:
Community Vitality
High-Performance Government

Decision Options:
Informational Update

Council's Recommended Action:
None

Attachments:
None

Council Agenda Summary

Title

Citizen Input

Summary

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Council Agenda Summary

Title
Reports from Mayor and Councilmembers

Summary
During this portion of the meeting any Councilmember may offer announcements or reports on recent events and happenings. These reports should be a summary of the Councilmember's attendance at assigned board/commission meetings and should include key highlights and points that may require additional decision and discussion by the full Council at a future time.

Council Agenda Summary

Title
Initiatives from Mayor and Councilmembers

Summary
During this portion of the meeting any Councilmember may bring before the Council any business that the member feels should be deliberated upon by the Council. These matters need not be specifically listed on the Agenda, but formal action on such matters shall be deferred until a subsequent Council meeting.

Initiatives will generally fall into three categories:

1. A policy item for Council deliberation and direction for a future Worksession, Committee meeting, or regular/special Council meeting;

2. A request to the City Manager for information or research;

3. A request involving administrative processes or procedures.

At the close of this portion of the meeting, the Mayor will confirm Council's consensus that the individual requests be pursued.

Attachments
Status Report of Council Initiatives and Related Information

Greeley City Council

Status Report of Council Initiatives

Initiative No.	Council Member Initiating	Council Request	Council Meeting or Work Session Date Requested	Next Steps & Schedule	**Anticipated Deliverable & Date** (Report, Council Presentation, etc.)	Assigned to:
11-2023	Clark/Butler	**Artificial turf and landscape standards**	August 1, 2023 Council Meeting	•Come back to Council with a draft ordinance	Staff will schedule for a later date.	Don Threewitt
5-2024	Hall	**Impact Fee Study Structure**	May 7, 2024 Council Meeting	Requested staff bring a report to a future work session explaining more in depth the Impact Fee Study Structure - how the ratio is calculated, review process, timeline of review, and development fees	DTA was awarded the contract and that process has now started. The consultant is working on completing the study by the end of December. Then it will be brought to Council by March/April.	Allena Portis
8-2024	Olson	**Code Compliance**	Oct 1, 2024 Council Meeting	Part 1 - Requested staff to present at a future work session on code compliance- what is compliant and what is not and to develop a plan to assist with low-income residents specifically relating to yards and vegetation Part 2 - More information needed on specific options on landscaping; enhancing voluntary compliance ticketing system	Following the February council meeting Code Compliance has been focusing on the council's direction to: Explore how to speed up compliance without immediate ticketing. How to enhance voluntary compliance. Remains on track. The snow removal education campaign was launched via the City Scoop on December 4, 2025. Council was updated through the Weekly Council Update on December 5, 2025. A follow-up presentation is scheduled to be brought back to Council on April 14, 2026.	Kelli Johnson/Buxton Demers
13- 2024	Butler	**Audit of Development Code**	Dec 10, 2024 Council WS	Discrepancies in the code and would like an administrative fix of the R-M zoning issue if possible, and then a full audit of the Development Code.	Recieved proposals on 2/13 and now in the evaluation Starting phase 1 (procedures chapter) and remaining phases are on hold pending budget.	Don Threewitt
3-2025	DeBoutez	**Public Art Program**	March 18, 2025 Council Meeting	Research the Public Art Program with 3 components: expanding the program to include local performing art groups, clarify the funding source for the 1% for all of the capital improvement projects, and reporting of when the money is appropriated to the program.	Staff will be returning at a later time to provide another update to Council.	Diana Frick
11-2025	McDonald	**Contractor Licensing**	Council Meeting	Requested staff to come back on a Work Session to present information on changing the code for contractors being licensed in the City specifically roofers.	Staff are working on the program and implementation strategy/timeline and will take an ordinance to council at a later time.	Don Threewitt
01-2026	Olson	**MERGE Project Update**	Council Meeting 1/6/2025	Monthly MERGE update with Mayor and Councilmember Olson. A quarterly meeting to done at a meeting.	Staff is working on scheduling a monthly meeting with Mayor Hall and Councilmember Olson.	Public Works
02-2026	Hall	**Economic Development Mayor Task Force**	Council Meeting 1/6/2026	Focus is on business retention, business attraction, workforce development, and housing. The task force would include business leaders, educators, developers, small businesses, and residents. The objective is to see why businesses are closing, what can be done to improve, and look into whether it is the economy or the causes.	Staff will have a follow up meeting on March 30.	EDUR/CMO

03-2026	Butler	**Marijuana Feasibility Preliminary Information**	Council Meeting 1/20/2026	Preliminary information for a feasibility study for sale, enforcement and regulation of MJ to include potential revenue. Include best practices from other municipalities.	Staff will have a follow up meeting on April 6.	CD/CCO
06-2026	Butler	**Signs in Parkways and Enforcement**	Council Meeting 2/17/2026	Staff to look at Sign Code section that relates to parkways and enforcement. Parkway is an area that homeowners have between the sidewalk and curb and the current code is not clear on whether a sign can be placed in that area. Therefore the request is for staff to bring back information on this and options to change that code. Particulary one of the options being that homeowners can place signs in this area and allow an opprtunity for council to discuss.		Code Compliance/CD

Council Agenda Summary

March 17, 2026
Key Staff Contact: Heidi Leatherwood, City Clerk

Title:
Motion to approve the City Council Meeting Proceedings of February 17, 2026

Summary:
The regular meeting of the City Council was held in City Council Chambers on February 17, 2026.

The draft proceedings of the meeting are presented for the Council's review and approval.

Fiscal Impact:
If approved, will this item result in a positive, negative, or no impact on the budget?
No Impact

Legal Issues:
None

Other issues and Considerations:
None

Strategic Focus Area:
High-Performance Government

Decision Options:
1. Approve the motion as presented; or
2. Amend the motion and approve as amended; or
3. Deny the motion; or
4. Continue consideration of the motion to a certain date.

Council's Recommended Action:
Approve the motion.

Attachments:
1. 02.17.2026 Regular Meeting Draft Minutes

City of Greeley, Colorado
City Council Meeting Proceedings
Tuesday, February 17, 2026

1. **Call to Order**
   Mayor Hall called the meeting to order at 6 p.m. in the City Council Chambers at 1001 11th Ave, Greeley, Colorado, with hybrid participation available via the City's Zoom platform.

2. **Pledge of Allegiance**
   Mayor Hall led the Pledge of Allegiance.

3. **Roll Call**
   City Clerk Heidi Leatherwood called the roll.
   The following were present:

   Councilmember Tommy Butler
   Councilmember Deb DeBoutez
   Mayor Pro Tem Melissa McDonald
   Councilmember Johnny Olson
   Councilmember Brian Rudy
   Councilmember Ryan Roth
   Mayor Dale Hall

4. **Approval of the Agenda**
   No Changes.

5. **Recognitions and Proclamation**

   Youth Arts Month Proclamation
   Mayor Hall read "Youth Arts Month" proclamation at 6:01p.m. Karen Baumgartner, Lauren Thurman, and Joni Wilson were present to receive.

   What's Great About Greeley Report
   Councilmember DeBoutez presented the *"What's Great About Greeley*" report at 6:05 p.m.

6. **Citizen Input**
   1. Evan Peterson spoke against the Cascadia project.
   2. Tiffany Simmons spoke on the transparency of releasing reports regarding the Cascadia project.
   3. Bill Gillard spoke on the Cascadia project and lack of transparency.
   4. Mary Metzger spoke about the need for Council to listen to residents.
   5. Steve Teets spoke about the upcoming "Night of Remembrance" event and housing solutions for the homeless.

6. Peggy Sue Squires spoke about the voter turnout/outcome and suggested a post-election town hall meeting on the Cascadia project.
7. Luis Gutierrez spoke on his semi-professional soccer team project aimed at providing collegiate scouting opportunities for local youth.
8. David Heald spoke about the current economy and questioned the financial risk of the Cascadia project.
9. Todd Loshen spoke about traffic safety in Cedarwood subdivision and questioned the acceleration of the Cascadia project without a public vote.
10. Rhonda Solis spoke against the Cascadia project.
11. Robert Stack spoke about the divided community caused by the Cascadia project.
12. Jennifer Andrews spoke about meeting for a proposed Community Agreement and invited Council to attend.

7. Reports from Mayor and Councilmembers

Councilmember DeBoutez announced office hours at the Atlas Theater coffee shop from 5-7 p.m., Wednesday, February 18.

Councilmember Rudy scheduled his first "coffee meeting" for Monday, February 23 at 8:30 a.m. He wished local student athletes' luck at the state wrestling tournament.

Mayor Pro Tem McDonald spoke to a comment made during citizen input regarding meeting requests, clarifying her availability and process for scheduling constituent meetings. She offered to contact Todd Loshen regarding his traffic safety concerns after learning about his daughter's accident.

Councilmember Olson reported a productive conversation with CDOT regarding the MERGE project, noting it was the most positive interaction with the state agency in his four years on council.

Councilmember Butler thanked staff for the recent two-day council retreat with an outcome of positive results and team building.

Mayor Hall attended the Greeley Police Department's awards ceremony and thanked them for their diligent work.

8. Initiatives from Mayor and Councilmembers

Councilmember Butler proposed an initiative to review the sign code, particularly regarding parkway signage between sidewalks and curbs. He requested staff present options at a work session, with his preference being to clearly allow signs in parkways in front of homes. Council reached consensus to pursue this initiative.

Councilmember Butler asked about the delay in the comprehensive financial model for the West Greeley project. Acting City Manager Brian McBroom explained that challenges with the general improvement district's funding model caused delays. Staff were working to strengthen that portion before presenting it to council.

Mayor Pro Tem McDonald requested an initiative to increase transparency during the special election by making ballot count information readily available without requiring formal CORA requests. After discussion about legal requirements and processing capabilities, Acting City Manager McBroom agreed to expedite such requests and provide daily ballot counts while maintaining necessary legal compliance.

Consent Agenda

9. **Motion to approve the City Council Work Session Proceedings of January 27, 2026**

10. **Resolution authorizing the City to enter into a into a groundwater production lease agreement with the State Board of Land Commissioners**

11. **Introduction and first reading of an ordinance authorizing the acquisition of real property by purchase or the power of eminent domain for the relocation of a portion of the Boyd Lake water pipelines**

12. **Introduction and first reading of an ordinance amending Title 20, Chapter 3, Article III of the City of Greeley Municipal Code Concerning the Collection, Treatment, and Use of Graywater**

13. **Introduction and first reading of an ordinance authorizing a salary increase and certain benefits for the City Attorney**

14. **Introduction and first reading of an ordinance authorizing a salary increase and certain benefits for the Presiding Municipal Judge**

End of Consent Agenda

Councilmember Butler requested to pull item 11 from the consent agenda.

Councilmember Butler moved to approve Consent Agenda Items 9-10 and 12-14. Councilmember DeBoutez seconded the motion. The motion passed 7-0 at 7:03 p.m.

15. **Pulled Consent Agenda Items**

Item 11 - Introduction and first reading of an ordinance authorizing the acquisition of real property by purchase or the power of eminent domain for the relocation of a portion of the Boyd Lake water pipelines
Councilmember Butler asked for clarification on the timing of this ordinance, concerned that it was premature to authorize eminent domain before the MOU, scheduled for March 17, project funding was approved. City Attorney Stacey Aurzada clarified that the eminent domain authorization was separated from the MOU and followed standard practice to provide legal authority, if needed, while always hoping it wouldn't be necessary.

Councilmember Olson moved to introduce the ordinance and schedule the public hearing and second reading for March 3, 2026. Mayor Pro Tem McDonald seconded the motion. The motion passed 7-0 at 7:07 p.m.

16. Safe Streets and Roads for All (SS4A) Planning and Demonstration Project Informational Presentation

Interim Public Works Director Steven Younkin introduced the item at 7:07 p.m.

Mr. Younkin presented details on the $8 million federal SS4A grant project aimed at reducing fatal and serious injury crashes by 2045. The project targeted 128 locations identified through road safety audits conducted with a multidisciplinary team including city staff, District 6, UNC, Weld County, and freight industry representatives.

Mr. Younkin explained that all improvements were "quick build" installations using paint and plastic rather than permanent concrete or asphalt, with a 3–5-year design life. Safety countermeasures included chicanes, rapid flashing beacons, mini roundabouts, speed humps, intersection daylighting, and lane reconfigurations, all designed to reduce high-speed conflict points and kinematic forces in collisions.

The project locations were concentrated in the eastern portion of the city based on the high injury network analysis, with potential impacts to approximately 1,500 parking spaces spread across all locations. Mr. Younkin highlighted the 14th Avenue corridor as a specific focus area, proposing a reconfiguration of lanes from four lanes to three lanes with a dedicated left turn lane to address crash patterns.

The presentation outlined a public outreach plan including workshops, pop-up events, and targeted stakeholder engagement with businesses, schools, and places of worship. Flyers would be distributed to all stakeholders within one block of project locations.

Councilmember DeBoutez asked about state highway improvements and implementation timeline. Mr. Younkin confirmed some improvements on 8th Avenue but noted there were limitations on higher-speed corridors like US 85 and Highway 34. He estimated most work could be completed in 2026 pending environmental approval, though some locations near schools and UNC might be delayed.

Councilmember Butler inquired about “effectiveness data” from existing installations and the potential for making successful pilot projects permanent. Mr. Younkin explained the comprehensive before-and-after safety analysis being conducted and the intention to pursue additional grant funding to make effective treatments permanent over time.

Councilmember DeBoutez requested extending the 14th Avenue improvements to Island Grove Park for bicycle safety. Mr. Younkin acknowledged they had considered this but stopped at 2nd Street due to Stampede traffic control concerns.

17. Appointments to Boards and Commissions - Citizen Transportation Advisory Board, Golf Course Advisory Board, Island Grove Advisory Board, Parks and Recreation Advisory Board

City Clerk Heidi Leatherwood announced the following appointments:

- Wendy Young was appointed to the Citizen Transportation Advisory Board for a three-year term.
- Kimberly Spencer and Robert Lind were appointed to the Golf Course Advisory Board, each for three-year terms.
- Justin Sasse was appointed to the Island Grove Advisory Board for a three-year term.
- Daniela Hernandez and Greg McIntosh were appointed to the Parks and Recreation Advisory Board, each for three-year terms.

18. Consideration of a motion to go into Executive Session for the purpose of receiving legal advice, determining positions, developing strategy, and instructing negotiators all related to the 2026 Greeley Fire Fighters International Association of Fire Fighters Local 888 (L888) collective bargaining agreement negotiations

A motion to go into an Executive Session to discuss the following matter as provided under C.R.S. Sections 24-6-402(4)(b) and 24-6-402(4)(e)(I), and Greeley Municipal Code Sections 2-151(a)(2) and 2-151(a)(5): To receive legal advice related to L888 collective bargaining agreement negotiations and to determine positions, develop strategy, and instruct negotiations regarding collective bargaining with the L888.

Councilmember Olson moved to approve the motion. Councilmember Rudy seconded the motion. The motion passed 7-0 at 7:32 p.m.

19. A motion authorizing the City Attorney to prepare any required resolutions, agreements, and ordinances to reflect action taken by the City Council at this meeting and any previous meetings, and authorizing the Mayor and City Clerk to sign all such resolutions, agreements, and ordinances

Councilmember Butler moved to approve the motion. Mayor Pro Tem McDonald seconded the motion. The motion passed with a voice vote of 7-0 at 7:33 p.m.

20. Scheduling Meetings, Other Events

None.

21. Adjournment

With no further business coming before Council, Mayor Hall announced the time was 7:33 p.m. and Council would go into executive session. Following the Executive Session, the meeting will adjourn.

21. Consideration of a motion to go into Executive Session for the purpose of receiving legal advice, determining positions, developing strategy, and instructing

negotiators all related to the 2026 Greeley Fire Fighters International Association of Fire Fighters Local 888 (L888) collective bargaining agreement negotiations

Mayor Dale Hall started the Executive Session at 7:34 p.m. in the Colorado Room. The meeting was electronically recorded as required by Colorado Open Meetings Law.

All Councilmembers were present along with City Attorney Stacey Aurzada, Acting City Manager Brian McBroom, Chief People Officer Kimberly Southern, Assistant City Attorney Ned Chapin, Fire Chief Brian Kuznik and Budget and Policy Director Nathan Mosley.

The executive session was for the purpose of conferring with the City Attorney to receive legal advice and to determine positions, develop strategies, and provide instructions to negotiators regarding collective bargaining as provided in C.R.S. 24-6-402(4)(b) and 24-6-402(4)(e)(l), and Greeley Municipal Code 2-151(a)(2) and 2-151(a)(5).

Mayor Hall cautioned each participant in the executive session to confine discussion to the stated purpose and reminded everyone that no formal action may occur in executive session. He asked if at any point in the executive session any participant believes that the discussion was going outside the proper scope of the executive session, to please interrupt the discussion and raise an objection.

The Executive Session concluded at 8:48 p.m.

The recording of this executive session will be retained as provided in the City's records retention policy and in conformity with the Colorado Open Meetings Law for a period of 90 days.

Approved:

_____
Mayor

Attested:

_____
City Clerk

Council Agenda Summary

March 17, 2026
Key Staff Contact: Kelli Johnson, Deputy City Manager of Community Vitality

Title:

Resolution of the City Council of the City of Greeley establishing City Hall at 1200 11th Avenue

Summary:

The Greeley City Council approved a Pre-Development Agreement (PDA) on August 8, 2025 to guide the City's pre-development activities related to a proposed redevelopment of downtown Greeley including a new city hall, judicial center, hotel, and school district administration building. In accord with the PDA the City proposes to trade real estate with Weld County, Colorado, including the real estate owned by the City located at 1000 10th Street, Greeley, Colorado, which is currently used as City Hall. To facilitate this trade of real estate, the City has vacated its current City Hall location at 1000 10th Street, Greeley, Colorado. The Greeley City Council wishes to establish a new location for City Hall at 1200 11th Avenue, Greeley, Colorado.

Fiscal Impact:

If approved, will this item result in a positive, negative, or no impact on the budget?
No Impact.

Legal Issues:

None.

Other issues and Considerations:

None.

Strategic Focus Area:

High-Performance Government

Decision Options:

1. Adopt the resolution as presented; or
2. Amend the resolution and adopt as amended; or
3. Deny the resolution; or
4. Continue consideration of the resolution to a date certain.

Council's Recommended Action:

Adopt the resolution.

Attachments:

1. Resolution No. 23, 2026

THE CITY OF GREELEY, COLORADO

RESOLUTION No. 23, 2026

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREELEY ESTABLISHING CITY HALL AT 1200 11TH AVENUE, GREELEY, COLORADO

WHEREAS, the Greeley City Council approved a Pre-Development Agreement (PDA) on August 8, 2025 to guide the City's pre-development activities related to a proposed redevelopment of downtown Greeley including a new city hall, judicial center, hotel, and school district administration building; and

WHEREAS, in accord with the PDA the City proposes to trade real estate with Weld County, Colorado including the real estate owned by the City located at 1000 10th Street, Greeley, Colorado which is currently used as city hall; and

WHEREAS, to facilitate this trade of real estate, the City has vacated its current city hall location at 1000 10th Street, Greeley, Colorado; and

WHEREAS, the Greeley City Council wishes to establish a new location for city hall at 1200 11th Avenue, Greeley, Colorado; and

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

Section 1. The City Council hereby declares that the real estate owned by the City located at 1000 10th Street, Greeley, Colorado no longer is of any municipal use.

Section 2. The City Council hereby establishes City Hall at the building located at 1200 11th Avenue, Greeley, Colorado.

Section 3. This Resolution shall become effective immediately upon its passage.

PASSED AND ADOPTED, SIGNED AND APPROVED THIS _____ day of _____, 2026.

ATTEST: **THE CITY OF GREELEY, COLORADO**

By: _____ **By: _____**
City Clerk **Mayor**

Council Agenda Summary

March 17, 2026
Key Staff Contact: Jacob Felix, Engineering Technician, Roch Labossiere, Civil Engineer IV

Title:

Resolution for professional services with Innovative Contracting and Engineering for the 7th & 12th Street Bores

Summary:

The City of Greeley is seeking general project management and project administration for the 7th & 12th Street Bores associated with the railroad crossings to provide an independent cost estimate for the project. This will include general project management and project administration and will provide overall project management for the estimating services, including schedule coordination, progress tracking, action item management and delivery control.

Innovative Contracting and Engineering will provide plan review and conduct constructability review. They will also participate in a risk workshop to support development and quantification of cost and schedule risks for the City of Greeley. A full development of an independent detailed estimate based on the Final design documents, including assumptions and production rates, subcontractor/market inputs and interdict costs and markups.

Fiscal Impact:

If approved, will this item result in a negative impact on budget.
Negative Impact: One-time cost of $374,281.00
Is it budgeted? Yes
If yes, what source and fund will be used? Fund 432 — Stormwater Construction
Are there any long-term financial impacts? No
Is there grant funding for this item? No

Does this action have potential long-term fiscal implications? No

Legal Issues:

None

Other issues and Considerations:

None

Strategic Focus Area:

Infrastructure and Mobility
Safe and Secure Communities

Decision Options:

1. Adopt the resolution as presented; or
2. Amend the resolution and adopt as amended; or
3. Deny the resolution; or
4. Continue consideration of the resolution to a date certain.

Council's Recommended Action:

Adopt the resolution.

Attachments:

1. Resolution No. 24, 2026 with Exhibit A
2. City of Greeley Cost Proposal - 7th & 12th Steet Outfall Railroad Crossings Project
3. Scope of Services – Full Independent Cost Estimate for 7th & 12th Street Bores

CITY OF GREELEY, COLORADO
RESOLUTION NO. 24, 2026

A RESOLUTION AUTHORIZING THE CITY TO ENTER INTO A CONTRACT FOR PROFESSIONAL SERVICES BETWEEN THE CITY OF GREELEY AND INNOVATIVE CONTRACTING AND ENGINEERING FOR GENERAL PROJECT MANAGEMENT AND ADMINISTRATION

WHEREAS, the City seeks general project management and project administration for the estimating services including schedule coordination, meeting participation, progress tracking, action item management and deliverable control for the 7th and 12th Street Bores, (the "Project"); and

WHEREAS, the City seeks assistance with overall general project management and administration for the estimating services, including schedule coordination, meeting participation, progress tracking, action item management, and deliverable control to support the Project ("Services"); and

WHEREAS, the City solicited qualifications from qualified teams to provide these independent cost estimating services through a request for qualifications. A total of nine qualified teams were evaluated by the City; and

WHEREAS, the most qualified consultant was determined to be Innovative Contracting and Engineering, who submitted a proposal for the Services in the amount of $374,281.00; and

WHEREAS, the City has funding available to support execution of a contract for the Services ("Contract"); and

WHEREAS, in accordance with Section 2-184 of the City of Greeley Municipal Code, the City Council must approve a contract for professional or consulting services in amounts of $200,000 or more; and WHEREAS, it is in the best interest of the citizens of the City to undertake the Project through execution of a Contract for the Services with Innovative Contracting and Engineering.

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

Section 1. The City Council hereby authorizes the City to enter into a Contract with Innovative Contracting and Engineering in the amount of $374,281.00, a copy of which is attached hereto and incorporated herein as Exhibit A.

Section 2. The City Council hereby delegates authority to City staff and legal counsel to make changes and modifications to the Contract before execution, provided the material substance remains unchanged.

Section 3. This Resolution shall become effective immediately upon its passage, as provided by the Greeley City Charter.

INTRODUCED, PASSED AND ADOPTED THIS _____ DAY OF _____, 2026.

Attest: **THE CITY OF GREELEY, COLORADO**

By _____
City Clerk

By_____
Mayor

EXHIBIT A
RESOLUTION NO. 24, 2026
CITY OF GREELEY

CONTRACT FOR CONSULTING/PROFESSIONAL SERVICES

F25-10-073 – INDPENDENT COST ESTIMATING SERVICES (ICE)

This Contract is made as of **March 6, 2026**, by and between the City of Greeley, Colorado, hereinafter referred to as the CITY, and Innovative Contracting & Engineering authorized to do business in the State of Colorado, hereinafter referred to as the CONSULTANT, whose address is 5513 West 11000 North #501, Highland UT, 84003.

In consideration of the mutual promises contained herein, the CITY and the CONSULTANT agree as follows:

ARTICLE 1 - SERVICES

The CONSULTANT'S responsibility under this Contract is to provide professional/consultation services in the area of provide an independent cost estimate service for 7th & 12th Street . More specifically, the scope of services is attached and incorporated herein. The services of the CONSULTANT shall be under the direction of the Project Manager who has been designated by the Public Works & Transportation Department to act as the CITY'S representative during the performance of this Contract.

ARTICLE 2 - SCHEDULE

The CONSULTANT shall commence services upon execution of the Contract and complete all services on or before 12/31/2026, in conjunction with the attached schedule.

ARTICLE 3 - PAYMENTS TO CONSULTANT

A. The CITY shall pay to the CONSULTANT for services satisfactorily performed, based on sum not to exceed **$374,281**, which includes all direct charges, indirect charges, and reimbursable expenses stated in the attached document. The CONSULTANT will bill the CITY on a monthly basis or as otherwise provided for services rendered toward the completion of the Scope of Work. The amounts billed shall represent the sum of billable time (including overhead and profit) for labor hours expended plus any other allowable costs and expenses for services stated in the attached document. The CONSULTANT shall track expenditures and inform the CITY of any possible cost overrun prior to completing work that would overrun the maximum contract sum. Upon request, the CONSULTANT shall provide detailed documentation supporting the amounts billed. Such documentation may include but is not limited to invoices, receipts, timesheet notes, and similar types of documentation. The CITY may choose to increase the budget for the work using a mutually acceptable contract amendment or it may choose not to increase the budget and terminate the work accordingly.

B. Invoices received from the CONSULTANT pursuant to this Contract will be reviewed and approved by the Project Manager, indicating that services have been rendered in conformity with the Contract and then will be sent to the Finance Department for payment.

C. Payment Terms shall be **Net 30 Days** from the date of the CONSULTANT's invoice.

ARTICLE 4 - TRUTH-IN-NEGOTIATION CERTIFICATE

Signature of this Contract by the CONSULTANT shall act as the execution of a truth-in-negotiation certificate certifying that the wage rates and costs used to determine the compensation provided for in this contract are accurate, complete, and current as of the date of this Contract.

The said rates and costs shall be adjusted to exclude any significant sums should the CITY determine that the rates and costs were increased due to inaccurate, incomplete, or non-current wage rates or due to inaccurate representations of fees paid to outside consultants. The CITY shall exercise its rights under this "Certificate" within one (1) year following final payment.

ARTICLE 5 - TERMINATION

This Contract may be terminated by the CONSULTANT upon 30 days' prior written notice to the CITY in the event of substantial failure by the CITY to perform in accordance with the terms of this Contract through no fault of the CONSULTANT. It may also be terminated by the CITY, with or without cause, immediately upon written notice to the CONSULTANT. Unless the CONSULTANT is in breach of this Contract, the CONSULTANT shall be paid for services rendered to the CITY'S satisfaction through the date of termination. After receipt of a Termination Notice and except as otherwise directed by the CITY the CONSULTANT shall:

A. Stop work on the date and to the extent specified.

B. Terminate and settle all orders and subcontracts relating to the performance of the terminated work.

C. Transfer all work in process, completed work, and other material related to the terminated work to the CITY.

D. Continue and complete all parts of the work that have not been terminated.

The CONSULTANT shall be paid for services actually rendered to the date of termination.

ARTICLE 6 - PERSONNEL

The CONSULTANT represents that it has, or will, secure at its own expense all necessary personnel required to perform the services under this Contract. Such personnel shall not be employees of or have any contractual relationship with the CITY.

All of the services required herein under shall be performed by the CONSULTANT or under its supervision, and all personnel engaged in performing the services shall be fully qualified and if required, authorized or permitted under state and local law to perform such services.

Any changes or substitutions in the CONSULTANT'S key personnel, as may be listed in the proposal for the work, must be made known to the CITY'S representative and written approval granted by the CITY before said changes or substitutions can become effective.

The CONSULTANT declares that all services shall be performed by skilled and competent personnel to the level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions.

ARTICLE 7 - SUB-CONSULTANT

The CITY reserves the right to accept the use of a sub-consultant or to reject the selection of a particular sub-consultant and to inspect all facilities of any sub-consultants in order to make a determination as to the capability of the sub-consultant to perform properly under this Contract.

If a sub-consultant fails to perform or make progress, as required by this Contract, and it is necessary to replace sub-consultant to complete the work in a timely fashion, the CONSULTANT shall promptly do so, subject to acceptance of the new sub-consultant by the CITY.

ARTICLE 8 - FEDERAL AND STATE TAX

The CITY is exempt from payment of Colorado State Sales and Use Taxes. The CITY will sign an exemption certificate submitted by the CONSULTANT. The CONSULTANT shall not be exempted from paying sales tax to their suppliers for materials used to fulfill contractual obligations with the CITY, nor is the CONSULTANT authorized to use the CITY'S tax exemption number in securing such materials.

The CONSULTANT shall be responsible for payment of his/her own FICA and Social Security benefits with respect to this Contract.

ARTICLE 9 - AVAILABILITY OF FUNDS

When funds are not appropriated or otherwise made available to support continuation of performance in a subsequent fiscal period, the contract may be cancelled and the CITY shall reimburse the CONSULTANT for expenses incurred during the contract period.

ARTICLE 10 - INSURANCE

A. The CONSULTANT shall not commence work under this Agreement until he/she has obtained all insurance required under this paragraph and such insurance has been approved by the CITY.

B. All insurance policies shall be issued by companies authorized to do business under the laws of the State of Colorado. The CONSULTANT shall furnish Certificates of Insurance to the CITY prior to the commencement of operations. The Certificates shall clearly indicate that the CONSULTANT has obtained insurance of the type, amount, and classification as required for strict compliance with this paragraph and that no material change or cancellation of the insurance shall be effective without a minimum of thirty (30) days prior written notice to the CITY or ten (10) days notice for cancellation due to non-payment. Compliance with the foregoing requirements shall not relieve the CONSULTANT of its liability and obligations under this Contract.

C. The CONSULTANT shall maintain, during the life of this Contract, Comprehensive General Liability Insurance in the amount of $1,000,000 per occurrence to protect the CONSULTANT of claims for damages for negligent acts, errors or omissions in the performance of professional services under this Contract, whether such acts, errors or omissions be by the CONSULTANT or by anyone directly employed by or contracting with the CONSULTANT.

D. The CONSULTANT shall maintain, during the life of this Contract, Professional Liability Insurance (errors and omissions) in the amount of $1,000,000 per occurrence to protect the CONSULTANT of claims for damages for negligent acts, errors or omissions in the performance of professional services under this Contract, whether such acts, errors or omissions be by the CONSULTANT or by anyone directly employed by or contracting with the CONSULTANT.

E. The CONSULTANT shall maintain, during the life of this Contract, Comprehensive Automobile Liability insurance in the amounts of $1,000,000 combined single limit bodily injury and $50,000 property damage to protect the CONSULTANT from claims for damages for bodily injury, including wrongful death, as well as from claims for property damage, which may arise from the ownership, use, or maintenance of owned and non-owned automobiles, including rented automobiles whether such operations by the CONSULTANT or by any directly or indirectly employed by the CONSULTANT.

F. The CONSULTANT shall maintain, during the life of this Contract, adequate Workmen's Compensation Insurance and Employer's Liability Insurance in at least such amounts as are required by law for all of its employees performing work for the CITY pursuant to this Contract.

G. Liability insurance may be arranged by Comprehensive General Liability, Professional Liability and Comprehensive Automobile Liability policies for the full limits required; or by a combination of underlying Comprehensive Liability policies for lesser limits with the remaining limits provided by an Excess or Umbrella Liability policy. If the Contractor elects to obtain a combination of Comprehensive Liability and an Excess or Umbrella Liability policy, the Excess or Umbrella Liability policy must provide coverage equal to or greater than the Comprehensive Liability coverage. Upon request, the CONSULTANT shall provide a copy of any policy including the Excess or Umbrella policy for the CITY's review and approval.

H. All insurance, other than Workmen's Compensation and Professional Liability, is to be maintained by the CONSULTANT shall specifically include the CITY as an "Additional Insured". If the CONSULTANT elects to use multiple policies to suffice the coverage requirement, the City of Greeley shall be listed as an "additional Insured" on each policy.

ARTICLE 11 - INDEMNIFICATION

The CONSULTANT shall indemnify and save harmless the CITY, its agents, servants, and employees from and against any and all claims, liability, demands, losses, and/or expenses resulting from any negligent act or omission of the CONSULTANT, its agents, servants, subcontractors, suppliers or employees in the performance of services under this Contract. Such duty to indemnify and save harmless the CITY shall be for an amount represented by the degree or percentage of negligence or fault attributable to the CONSULTANT its agents, servants, subcontractors, suppliers or employees. If the CONSULTANT is providing architectural, engineering, design, or surveying services, the obligation to indemnify and pay costs, expenses, and attorneys' fees, is limited to the amount represented by the degree or percentage of negligence or fault attributable to the CONSULTANT, or the CONSULTANT's agents, representatives, employees, servants, subcontractors, or suppliers as determined by adjudication, alternative dispute resolution, or otherwise resolved by mutual agreement between the Contractor and the CITY. The CONSULTANT's indemnification obligation shall not be construed to extend to any injury, loss, or damage caused by the CITY's own negligence.

ARTICLE 12 - SUCCESSORS AND ASSIGNS

The CITY and the CONSULTANT each binds itself and its partners, successors, executors, administrators, and assigns to the other party of this Contract and to the partners, successors, executors, administrators, and assigns of such other party, in respect to all covenants of this Contract. Except as above, neither the CITY nor the CONSULTANT shall assign, sublet, convey, or transfer its interest on this Contract without the written consent of the other. Nothing herein shall be construed as creating any personal liability on the part of any officer of agent of the CITY which may be party hereto, nor shall it be construed as giving any rights or benefits hereunder to anyone other than the CITY and the CONSULTANT.

ARTICLE 13 - REMEDIES

This Contract shall be governed by the laws of the State of Colorado. Any and all legal action necessary to enforce the Contract will be held in Weld County and the contract will be interpreted according to the laws of Colorado. No remedy herein conferred upon any party is intended to be exclusive of any other remedy, and each and every other remedy given hereunder or now or hereafter existing at law or in equity or by statute or otherwise. No single or partial exercise by any party of any right, power, or remedy hereunder shall preclude any other or further exercise thereof.

ARTICLE 14 - COLORADO LAW

The Colorado Law shall prevail as the basis for contractual obligations between the CONSULTANT and the CITY for any terms and conditions not specifically stated in this Contract.

ARTICLE 15 - CONFLICT OF INTEREST

The CONSULTANT represents that it presently has no interest and shall acquire no interest, either direct or indirect, which would conflict in any manner with the performance of services required hereunder, as provided for in Colorado Statutes and ordinances of the City of Greeley. The CONSULTANT further represents that no person having any interest shall be employed for said performance.

The CONSULTANT shall promptly notify the CITY in writing by certified mail of all potential conflicts of interest for any prospective business association, interest or other circumstance which may influence or appear to influence the CONSULTANT'S judgment or quality of services being provided hereunder. Such written notification shall identify the prospective business association, interest or circumstance, the nature of work that the CONSULTANT may undertake and request an opinion of the CITY as to whether the association, interest or circumstance would, in the opinion of the CITY, constitute a conflict of interest if entered into by the CONSULTANT. The CITY agrees to notify the CONSULTANT of its opinion by certified mail within 30 days of receipt of notification by the CONSULTANT. If, in the opinion of the CITY, the prospective business association, interest or circumstance would not constitute a conflict of interest by the CONSULTANT, the CITY shall so state in the notification and the CONSULTANT shall, at his/her option, enter into said association, of interest with respect to services provided to the CITY by the CONSULTANT under the terms of this Contract.

ARTICLE 16 - EXCUSABLE DELAYS

The CONSULTANT shall not be considered in default by reason of any failure in performance if such failure arises out of causes reasonably beyond the CONSULTANT'S control and without its fault or negligence. Such causes may include but are not limited to: acts of God; the CITY'S omissive and commissive failures; natural or public health emergencies; labor disputes; freight embargoes; and severe weather conditions. If failure to perform is caused by the failure of the CONSULTANT'S sub-consultant(s) to perform or make progress, and if such failure arises out of causes reasonably beyond the control of the CONSULTANT and its sub-consultant(s) and is without the fault or negligence of either of them, the CONSULTANT shall not be deemed to be in default.

Upon the CONSULTANT'S request, the CITY shall consider the facts and extent of any failure to perform the work and, if the CONSULTANT'S failure to perform was without its fault or negligence, the Contract Schedule and/or any other affected provision of this Contract shall be revised accordingly; subject to the CITY'S rights to change, terminate, or stop any or all of the work at any time.

ARTICLE 17 - ARREARS

The CONSULTANT shall not pledge the CITY'S credit or make it a guarantor of payment or surety for any contract, debt, obligation, judgment, lien, or any form of indebtedness. The CONSULTANT further warrants and represents that it has no obligation or indebtedness that would impair its ability to fulfill the terms of this Contract.

ARTICLE 18 - DISCLOSURE AND OWNERSHIP OF DOCUMENTS

The CONSULTANT shall deliver to the CITY for approval and acceptance, and before being eligible for final payment of any amounts due, all documents and materials prepared by and for the CITY under this Contract.

All written and oral information not in the public domain or not previously known, and all information and data obtained, developed, or supplied by the CITY or at its expense will be kept confidential by the CONSULTANT and will not be disclosed to any other party, directly or indirectly, without the CITY'S prior written consent unless required by a lawful order. All drawings, maps, sketches, and other data developed, or

purchased, under this Contract or at the CITY'S expense shall be and remain the CITY'S property and may be reproduced and reused at the discretion of the CITY.

ARTICLE 19 - INDEPENDENT CONSULTANT RELATIONSHIP

The CONSULTANT is, and shall be, in the performance of all work services and activities under this Contract, as Independent Consultant, and not an employee, agent, or servant of the CITY. All persons engaged in any of the work or services performed pursuant to this Contract shall at all times, and in all places, be subject to the CONSULTANT'S sole direction, supervision, and control. The CONSULTANT shall exercise control over the means and manner in which it and its employees perform the work, and in all respects the CONSULTANT'S relationship and the relationship of its employees to the CITY shall be that of an independent CONSULTANT and not as employees or agents of the CITY.

The CONSULTANT does not have the power or authority to bind the CITY in any promise, agreement, or representation other than specifically provided for in this Contract.

ARTICLE 20 - CONTINGENT FEES

The CONSULTANT warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the CONSULTANT to solicit or secure this Contract and that is has not paid or agreed to pay any person, company, corporation, individual, or firm, other than a bona fide employee working solely for the CONSULTANT, any fee, commission, percentage, gift, or any other consideration contingent upon or resulting from the award or making of this Contract.

ARTICLE 21 - ACCESS AND AUDITS

The CONSULTANT shall maintain adequate records to justify all charges, expenses, and costs incurred in performing the work for at least three (3) years after completion of this Contract. The CITY shall have access to such books, records, and documents as required in this section for the purpose of inspection or audit during normal business hours, at the CITY'S cost, upon five (5) days written notice.

ARTICLE 22 - NONDISCRIMINATION

The CONSULTANT declares and represents that all of its employees are treated equally during employment and that CONSULTANT adheres to all federal, state and local anti-discrimination laws.

ARTICLE 23 - SURVIVAL

All covenants, agreements, representations, and warranties made herein, or otherwise made in writing by any party pursuant hereto, including but not limited to any representations made herein relating to disclosure or ownership of documents, shall survive the execution and delivery of this Contract and the consummation of the transactions contemplated hereby.

ARTICLE 24 - ENTIRETY OF CONTRACTUAL AGREEMENT

The CITY and the CONSULTANT agree that this Contract sets forth the entire agreement between the parties, and that there are no promises or understandings other than those stated herein. None of the provisions, terms, and conditions contained in this Contract may be added to, modified, superseded or otherwise altered, except by written instrument executed by the parties hereto.

ARTICLE 25 - AUTHORITY TO PRACTICE

The CONSULTANT hereby represents and declares that it has and will continue to maintain all licenses and approvals required to conduct its business, and that it will at all times conduct its business activities in a

reputable manner.

ARTICLE 26 - SEVERABILITY

If any term or provision of this Contract, or the application thereof to any person or circumstances shall, to any extent, be held invalid or unenforceable, to remainder of this Contract, or the application of such terms or provision, to person or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected, and every other term and provision of this Contract shall be deemed valid and enforceable to the extent permitted by law.

ARTICLE 27 - AMENDMENTS AND MODIFICATION

No amendment and/or modifications of this Contract shall be valid unless in writing and signed by each of the parties.

The CITY reserves the right to make changes in the work, including alterations, reductions therein or additions thereto. Upon receipt by the CONSULTANT of the CITY'S notification of a contemplated change, the CONSULTANT shall (1) if requested by CITY, provide an estimate for the increase or decrease in cost due to the contemplated change, (2) notify the CITY of any estimated change in the completion date, and (3) advise the CITY in writing if the contemplated change shall affect the CONSULTANT'S ability to meet the completion dates or schedules of this Contract.

If the CITY so instructs in writing, the CONSULTANT shall suspend work on that portion of the Work affected by a contemplated change, pending the CITY'S decision to proceed with the change.

If the CITY elects to make the change, the CITY shall issue a Contract Amendment or Change Order and the CONSULTANT shall not commence work on any such change until such written amendment or change order has been issued and signed by each of the parties.

ARTICLE 28 - ELECTRONIC SIGNATURES

The Contract Documents may be executed in two or more counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same document. The Contract Documents, including all component parts set forth above, may be executed and delivered by electronic signature by any of the parties and all parties consent to the use of electronic signatures.

ARTICLE 29 - FORCE MAJEURE

To the extent that either party is not able to perform an obligation under this Agreement due to fire; flood; acts of God; severe weather conditions; strikes or labor disputes; war or other violence; acts of terrorism; plague, epidemic, pandemic, outbreaks of infectious disease or any other public health crisis, including quarantine or other employee restrictions; act of authority whether lawful or unlawful, compliance with any law or governmental order, rule, regulation or direction, curfew restriction, or other cause beyond that Party's reasonable control, that Party may be excused from such performance so long as such Party provides the other Party with prompt written notice describing the condition and takes all reasonable steps to avoid or remove such causes of nonperformance and immediately continues performance whenever and to the extent such causes are removed.

ARTICLE 30 - NOTICE

All notices required in this Contract shall be sent by certified mail, return receipt requested, and if sent to the CITY shall be mailed to:

THE CITY OF GREELEY:
Public Works & Transportation
Tanvir Iqbal
2835 W. 10th Street
Greeley, CO 80634
Email: Tanvir.iqbal@greeleygov.com
Phone: (970) 218-9103

CONSULTANT:
Innovative Contracting & Engineering
CJ Barker
5513 West 11000 North #501
Highland, UT 84003
Email: CJbarker@ICETeams.com
Phone: (720)-202-7908

IN WITNESS WHEREOF, the parties have made and executed this Contract and have hereunto set his/her hand the day and year above written.

THE CITY OF GREELEY
Approved as to Substance

Signed: _____

Name: _____

Title: _____

Date: _____

CONSULTANT:

Signed: _____

Name: _____

Title: _____

Date: _____

THE CITY OF GREELEY
Approved as to Legal Form

Signed: _____

Name: _____

Title: _____

Date: _____

THE CITY OF GREELEY
Certification of Contract Funds Availability

Signed: _____

Name: _____

Title: _____

Date: _____

CITY OF GREELY COST PROPOSAL
7th & 12th Steet Outfall Railroad Crossings Project
Full Estimate Fee R4 - January 16, 2025

	Actual Cost per hour:	$153.85	$47.12	$105.77	$59.62	$62.52	$57.21	$81.73	**O. H. Rate**	**Fixed Fee Rate**
	Loaded Cost per hour:	$411.97	$126.17	$283.22	$159.65	$167.41	$153.19	$218.85	138.020%	12.50%
Tasks										
		Project Management		**Cost Estimating**				**Scheduling**		
	Name	**CJ Barker**	**Sarah Chairez**	**~~Kyle Norseth~~**	**Todd Ressler**	**Ben Holland**	**Halston Waters**	**Addison Halverson**		**Comments**
Task No.	**Description**	**Project Manager**	**Document Control**	**~~Lead Estimator~~**	**Lead Estimator**	**Structures/ Culverts Estimator**	**Civil & Utilities - Junior Estimator**	**Scheduling Lead**	**Total Labor Hours**	**Loaded Labor Costs**	
1	**Project Management**	64	48	0	0	0	0	0	**112**	**$32,422**	
1.1	General Project Management & Project Administration	64	48								Assumes 8 mo Pre-Construction duration.
2	**Project Meetings**	47	0	0	67	49	0	8	**171**	**$40,013**	
2.1	Kickoff Meeting	4			16	16		4			4 HR meeting 3 people in person, 1 virtual
2.2	Initial approach to cost and schedule meeting	8			16	16		4			8 HR meeting 3 people in person, 1 virtual
2.3	Weekly Coordination Meeting	35			35	17					1 HR meeting per week for 8 mo
3	**90% Design Milestone Estimate 12th Street**	58	0	0	204	136	100	64	**562**	**$108,556**	
3.1	Plan Review and Conduct Constructability Review	8			16	16	8	16			
3.2	Participate in Risk Workshop	16			16	8		8			Assume Virtual Meeting
3.3	Perform Quantity Takeoffs & Reconcile Differences	8			60	34	34				
3.4	Prepare Cost Estimate Based on the 90% Design Drawings	12			90	60	40				
3.5	Construction Performance Schedule & Provide Comments	2						40			
3.6	Pre-OPCC Conference Call with Greely	2			2	2	2				
3.7	OPCC Reconciliation Meeting	8			8	8	8				8 HR meeting, 3 people in-person
3.8	Revise 90% Cost Estimate & Resubmit	2			12	8	8				
4	**Design Milestone Estimate 7th Street**	54	0	0	186	126	98	48	**512**	**$98,552**	
4.1	Plan Review and Conduct Constructability Review	8			6	6	6				
4.2	Participate in Risk Workshop	12			8	8		8			Assume Virtual Meeting
4.3	Perform Quantity Takeoffs & Reconcile Differences	8			60	34	34				
4.4	Prepare Cost Estimate Based on the 90% Design Drawings	12			90	60	40				
4.5	Construction Performance Schedule & Provide Comments	2						40			
4.6	Pre-OPCC Conference Call with Greely	2			2	2	2				
4.7	OPCC Reconciliation Meeting	8			8	8	8				8 HR meeting, 3 people in-person
4.8	Revise 90% Cost Estimate & Resubmit	2			12	8	8				
5	**Final Milestone Estimate 7th & 12th Street**	40	0	0	200	108	69	40	**457**	**$85,813**	
5.1	Participate in Final Risk Workshop	4			8	4	4				Assume Virtual Meeting
5.2	Perform Quantity Takeoffs	2			80	40	35				
5.3	Prepare Cost Estimate Based on the GMP Design Drawings	4			70	30	20				
5.4	Review Construction Performance Schedule & Provide Comments	2						24			
5.5	Pre-OPCC Conference Call with Greely	2			2	2	2				
5.6	OPCC Reconciliation Meeting	24			24	24		16			Assume Virtual Meeting
5.7	Revise Final Cost Estimate & Resubmit	2			16	8	8				
	Hours Subtotal:	263	48	0	657	419	267	160	1814		
	Cost Subtotal:	$108,347.58	$6,056.37	$0.00	$104,887.40	$70,145.36	$40,902.44	$35,016.07		$365,355.23	

CONTRACT SUMMARY	
Total Estimated Direct Labor Cost:	**$136,442**
Total Estimated Overhead (Indirect) Cost:	**$188,318**
Total Estimated Direct Expenses (Travel Costs):	**$8,926**
Overhead Rate	**138.020%**
Fixed Fee Rate	**12.500%**
Subtotal:	**$333,686**
Total Estimated Fixed Fee (Profit):	**$40,595**
Total Estimated ICE Contract Cost:	**$374,281**

Travel Costs

ITEM	Quantity	Unit	Rate	Amount
Airfare	6	each	$800.00	$4,800.00
Hotel	13	each	$180.00	$2,340.00
Car Rental	4	each	$150.00	$600.00
Mileage	700	mile	$0.70	$490.00
Meals (Breakfast)	12	each	$16.00	$192.00
Meals (Lunch)	12	each	$18.00	$216.00
Meals (Dinner)	12	each	$24.00	$288.00
			Subtotal Expenses	**$8,926.00**

SCOPE OF SERVICES – Full Independent Cost Estimate for 7th & 12th Street Bores

The Independent Cost Estimator (ICE) shall work with and become a part of the Project Team, which also consists of CITY OF GREELEY, CMGC Contractor and its Design Service Providers.

The Services shall commence upon Notice to Proceed received from the CITY OF GREELEY. Project schedule anticipates 90% milestone, and FINAL will be in 2026.

The scope of services to be provided by the ICE for this Project shall include, but not be limited to, the following items:

PROJECT MANAGEMENT

1.1 General Project Management & Project Administration – ICE will provide overall project management for the estimating services, including schedule coordination, meeting participation, progress tracking, action item management, and deliverable control. ICE will coordinate with the CITY OF GREELEY, the CMGC Contractor, and the Design Service Providers to support timely and defensible cost deliverables.

PROJECT MEETINGS

2.1 Kickoff Meeting – Actively participate as a member of the Project Team kickoff meeting to be led by the CITY OF GREELEY.

2.2 Initial Approach to Cost and Schedule Meeting – ICE will collaborate with the CITY OF GREELEY to develop and participate in the Initial Approach to Cost and Schedule meeting.

2.3 Weekly Coordination Meeting – ICE will attend weekly coordination meetings with the CITY OF GREELEY and the CMGC as we approach the quantity and estimating milestones. These meetings are anticipated to be virtual, one-hour duration, and approximately 35 meetings (8 months) during development of the milestones.

90% DESIGN MILESTONE ESTIMATE 12TH STREET

3.1 Plan Review and Conduct Constructability Review – ICE will review the 90% design plans and specifications and provide constructability comments focused on bidability, sequencing, and minimizing change risk.

3.2 Participate in Risk Workshop – ICE will participate in the Project risk workshop(s) and support development and quantification of cost and schedule risks for the CITY OF GREELEY's risk register and contingency/risk allocation.

3.3 Perform Quantity Takeoffs & Reconcile Differences – ICE will perform independent quantity takeoffs sufficient to support a full independent estimate, and reconcile any material discrepancies with the CMGC/design team. Takeoffs will utilize Bluebeam Revu and/or Excel; earthwork takeoffs will utilize AutoCAD Civil 3D and/or AGTEK when digital terrain models are provided. Project specifications will also be required.

3.4 Prepare Cost Estimate Based on the 90% Design Drawings – ICE will develop a full independent detailed estimate based on the 90% design documents, including assumptions, production rates, subcontractor/market inputs as applicable, indirect costs, markups, and a basis of estimate.

3.5 Review Construction Performance Schedule & Provide Comments – ICE will review the CMGC construction performance schedule and provide written comments regarding logic, critical path, durations, and high-risk activities. The CMGC will provide the schedule in native XER format and a PDF copy.

3.6 Pre-OPCC Conference Call with Greeley – ICE will participate in a pre-OPCC coordination call with the CITY OF GREELEY to review the independent estimate approach, assumptions, and anticipated reconciliation topics.

3.7 OPCC Reconciliation Meeting – ICE will attend the OPCC reconciliation meeting to compare the ICE estimate to the CMGC estimate and support resolution of scope, quantity, and pricing differences at the appropriate level of detail. Prior to this meeting, the CITY OF GREELEY/CMGC will provide an electronic copy of the CMGC estimate (Excel) and supporting bid item detail as needed for reconciliation.

3.8 Revise 90% Cost Estimate & Resubmit – Following the OPCC meeting and direction from the CITY OF GREELEY, ICE will revise the 90% independent estimate and resubmit the updated estimate and basis of estimate.

DESIGN MILESTONE ESTIMATE 7TH STREET

4.1 Plan Review and Conduct Constructability Review – ICE will review the interim design plans and specifications and provide constructability comments focused on bidability, sequencing, and minimizing change risk.

4.2 Participate in Risk Workshop – ICE will participate in the Project risk workshop(s) and support development and quantification of cost and schedule risks for the CITY OF GREELEY's risk register and contingency/risk allocation.

4.3 Perform Quantity Takeoffs & Reconcile Differences – ICE will perform independent quantity takeoffs sufficient to support a full independent estimate, and reconcile any material discrepancies with the CMGC/design team. Takeoffs will utilize Bluebeam Revu and/or Excel; earthwork takeoffs will utilize AutoCAD Civil 3D and/or AGTEK when digital terrain models are provided. Project specifications will also be required.

4.4 Prepare Cost Estimate Based on the interim Design Drawings – ICE will develop a full independent detailed estimate based on the interim design documents, including assumptions, production rates, subcontractor/market inputs as applicable, indirect costs, markups, and a basis of estimate.

4.5 Construction Performance Schedule & Provide Comments – ICE will review the CMGC construction performance schedule and provide written comments regarding logic, critical path, durations, and high-risk activities. The CMGC will provide the schedule in native XER format and a PDF copy.

4.6 Pre-OPCC Conference Call with Greeley – ICE will participate in a pre-OPCC coordination call with the CITY OF GREELEY to review the independent estimate approach, assumptions, and anticipated reconciliation topics.

4.7 OPCC Reconciliation Meeting – ICE will attend the OPCC reconciliation meeting to compare the ICE estimate to the CMGC estimate and support resolution of scope, quantity, and pricing differences at the appropriate level of detail. Prior to this meeting, the CITY OF GREELEY/CMGC will provide an electronic copy of the CMGC estimate (Excel) and supporting bid item detail as needed for reconciliation.

4.8 Revise interim Cost Estimate & Resubmit – Following the OPCC meeting and direction from the CITY OF GREELEY, ICE will revise the interim independent estimate and resubmit the updated estimate and basis of estimate.

FINAL MILESTONE ESTIMATE 7TH & 12TH STREET

5.1 Participate in Final Risk Workshop – ICE will participate in the FINAL risk workshop(s) and support development and quantification of cost and schedule risks for inclusion in the CITY OF GREELEY's risk register and contingency/risk allocation.

5.2 Perform Quantity Takeoffs – ICE will update and confirm independent quantity takeoffs based on the FINAL design documents sufficient to support a full independent estimate. Takeoffs will utilize Bluebeam Revu and/or Excel; earthwork takeoffs will utilize AutoCAD Civil 3D and/or AGTEK when digital terrain models are provided. Project specifications will also be required.

5.3 Prepare Cost Estimate Based on the FINAL Design Drawings – ICE will develop a full independent detailed estimate based on the FINAL design documents, including assumptions, production rates, subcontractor/market inputs as applicable, indirect costs, markups, and a basis of estimate.

5.4 Review Construction Performance Schedule & Provide Comments – ICE will review the CMGC construction performance schedule and provide written comments regarding logic, critical path, durations, and high-risk activities. The CMGC will provide the schedule in native XER format and a PDF copy.

5.5 Pre-OPCC Conference Call with Greeley – ICE will participate in a pre-OPCC coordination call with the CITY OF GREELEY to review the independent estimate approach, assumptions, and anticipated reconciliation topics.

5.6 OPCC Reconciliation Meeting – ICE will attend the OPCC reconciliation meeting to compare the ICE estimate to the CMGC estimate and support resolution of scope, quantity, and pricing differences at the appropriate level of detail. Prior to this meeting, the CITY OF GREELEY/CMGC will provide an electronic copy of the CMGC estimate (Excel) and supporting bid item detail as needed for reconciliation.

5.7 Revise Final Cost Estimate & Resubmit – Following the OPCC meeting and direction from the CITY OF GREELEY, ICE will revise the FINAL independent estimate and resubmit the updated estimate and basis of estimate.

Council Agenda Summary

March 17, 2026
Key Staff Contact: Donald Threewitt, Interim Director of Community Development, Michael Franke, Planner III

Title:

Resolution finding substantial compliance with State Annexation laws for the properties collectively known as ANX2025-0007, Great Western Industrial Park (GWIP) Annexation No. 1, located generally south of Eastman Park Drive, east of State Highway 257, west of Great Western Drive, and north of Weld County Road 62 1/4, into the City of Greeley, the subject site is comprised of 0.002 acres

Summary:

The property owner and applicant, Windsor Renewal LLC, have petitioned the City to annex a total of 325.85 acres of unincorporated property known as the Great Western Industrial Park (GWIP) No. 1 through No. 15 annexations. The annexations consist of five parcels: Parcel No. 080726200026, Parcel No. 080726300026, Parcel No. 080726300027, Parcel No 080735200035, and Parcel No. 080726200012.

City staff requests that the City Council adopt the resolution finding substantial compliance with State Annexation laws for the properties, and set the public hearing for May 5, 2026.

Fiscal Impact:

Does this action have potential long-term fiscal implications?
City staff anticipate minimal immediate financial impacts associated with the annexation, aside from potential considerations for emergency response.

Legal Issues:

None

Other issues and Considerations:

None

Strategic Focus Area:

Community Vitality

Decision Options:

1. Adopt the resolution as presented; or
2. Amend the resolution and adopt as amended; or
3. Deny the resolution; or
4. Continue consideration of the resolution to a certain date.

Council's Recommended Action:

Adopt the resolution.

Attachments:

1. Resolution No. 25, 2026 with Exhibit A
2. Annexation Petition No. 1 with Legal Description and Map

CITY OF GREELEY, COLORADO

RESOLUTION NO. 25, 2026

A RESOLUTION FINDING SUBSTANTIAL COMPLIANCE WITH STATE ANNEXATION LAWS FOR PROPERTY KNOWN AS "GREAT WESTERN INDUSTRIAL PARK (GWIP) ANNEXATION NO. 1," LOCATED GENERALLY SOUTH OF EASTMAN PARK DRIVE, EAST OF STATE HIGHWAY 257, WEST OF GREAT WESTERN DRIVE, AND NORTH OF WELD COUNTY ROAD 62 1/4, INTO THE CITY OF GREELEY. THE SUBJECT SITE IS COMPRISED OF 0.002 ACRES.

WHEREAS, Windsor Renewal I, LLC has submitted an annexation petition to the City of Greeley for annexation of property located generally South of Eastman Park Drive, West of Great Western Drive, and North of Weld County Road 64 1/4, more particularly described in the attached Exhibit A;

WHEREAS, the City of Greeley staff has found the annexation petition to be in substantial compliance with C.R.S. §§ 31-12-107(1); and

WHEREAS, City staff desires that the City Council establish a date, time, and place to hold a hearing to determine if the proposed annexation complies with Section 30 of article II of the state constitution and C.R.S. §§ 31-12-104 and -105, or such parts thereof, to establish eligibility for annexation to the City of Greeley; and

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

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

1. The annexation petition is found to substantially comply with C.R.S. § 31-12-107(1).

2. The public hearing for consideration of the proposed annexation petition is hereby set for May 5, 2026, at the City Council Chambers, City Center - South, 1001 11th Avenue, Greeley, Colorado, during a regular City Council meeting beginning at 6:00 p.m.

3. The City Clerk is hereby authorized to publish and notify required parties pursuant to the procedures set forth in C.R.S. §31-12-108(2).

4. This resolution shall become effective immediately upon its passage.

PASSED, AND ADOPTED, SIGNED AND APPROVED this ____ day of _____, 2026.

ATTEST: **THE CITY OF GREELEY, COLORADO**

By: _____ **By: _____**

City Clerk **Mayor**

Exhibit A – Legal Description

A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 35, WHENCE THE EAST LINE OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER BEARS NORTH 10°47’40” WEST A DISTANCE OF 1,148.16 FEET WITH ALL BEARINGS HEREIN AFTER RELATIVE THERETO;

THENCE NORTH 79°45’26” WEST, A DISTANCE OF 152.09 FEET TO THE **POINT OF BEGINNING**, BEING A POINT ON THE WESTERLY LIMITS OF THE GOLDEN TRIANGLE SECOND ANNEXATION AS RECORDED UNDER RECEPTION NUMBERS 01997981 AND 01997982 IN THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER;

THENCE SOUTH 09°08'30" EAST, ALONG SAID WESTERLY LIMITS, A DISTANCE OF 10.22 FEET;

THENCE NORTH 87°18'49" WEST, A DISTANCE OF 13.09 FEET;

THENCE NORTH 02°41'11" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 87°18'58" EAST, A DISTANCE OF 8.50 FEET;

THENCE NORTH 02°41'11" EAST, A DISTANCE OF 6.00 FEET;

THENCE NORTH 87°18'49" WEST, A DISTANCE OF 8.50 FEET;

THENCE NORTH 02°41'11" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 87°18'49" EAST, A DISTANCE OF 11.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.002 ACRES, (69 SQUARE FEET), MORE OR LESS.

PETITION FOR ANNEXATION
(GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 1 OF 15)

To: The Mayor and City Council of the City of Greeley, Colorado:

The undersigned ("**Petitioner**"), in accordance with the Municipal Annexation Act of 1965, Article 12, Title 31, Part 1, Colorado Revised Statutes, as amended (the "**Act**"), hereby petitions (this "**Petition**") the City Council of the City of Greeley, Colorado (the "**Council**") for annexation to the City of Greeley (the "**City**") of the land located in the County of Weld, State of Colorado, as more particularly described in Exhibit A-1, attached hereto and incorporated herein by this reference (the "**Property**").

In support of this Petition, Petitioner alleges as follows:

1. It is desirable and necessary that the Property be annexed to the City.

2. The condition set forth in Section 30(1)(b) of Article II of the Colorado Constitution has been met, the provisions of Section 30 of Article II of the Colorado Constitution have been complied with, and the requirements of Sections 31-12-104 and 31-12-105 of the Act exist or have been met in that:

(a) Not less than one-sixth of the perimeter of the Property is contiguous with the City's boundary.

(b) Contiguity is not established by use of any boundary:

(i) of an area previously annexed to the City that, at the time of its annexation, was not contiguous at any point with the City's boundary, was not otherwise in compliance with Section 31-12-104(1)(a) of the Act, and was located more than three miles from the City's nearest boundary ("**Non-Contiguous Area**"); or

(ii) of territory subsequently annexed directly to, or indirectly connected through subsequent annexations to, a Non-Contiguous Area.

(c) A community of interest exists between the Property and the City.

(d) The Property is urban or will be urbanized in the near future.

(e) The Property is integrated or is capable of being integrated with the City.

(f) In establishing the boundaries of the Property, 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:

(i) has been divided into separate parts or parcels without the written consent of the landowners thereof unless such tracts or parcels are separated by a dedicated street, road or other public way; or

(ii) comprising twenty acres or more (which, together with the buildings and improvements situated thereon has a valuation for assessment in excess of two hundred thousand dollars for ad valorem tax purposes for the year next preceding the annexation) is included without the written consent of the landowners.

(g) The Property is not presently a part of any incorporated city, city and county, or town; no proceedings have been commenced for incorporation or annexation of part or all of the Property to another municipality; nor has any election for annexation of the Property or substantially the same territory to the City been held within the twelve months immediately preceding the filing of this Petition.

(h) Annexation of the Property will not result in the detachment of area from any school district and the attachment of the same to another school district.

(i) Except to the extent necessary to avoid dividing parcels within the Property held in identical ownership, at least fifty percent of which are within the three mile limit, annexation of the Property will not have the effect of extending a municipal boundary more than three miles in any direction from any point of the City boundary in any one year.

(j) In establishing the boundaries of the Property, if a portion of a platted street or alley is annexed, the entire width of said street or alley is included, and annexation of the Property will not result in the denial of reasonable access to any landowner, owner of an easement, or owner of a franchise adjoining a platted street or alley which has been annexed by the City but is not bounded on both sides by the City.

3. Petitioner comprises more than fifty percent of the landowners of the Property and owns more than fifty percent of the Property, excluding public streets and alleys and any land owned by the City.

4. The mailing address of Petitioner and the date of signing of Petitioner's signature are shown on this Petition.

5. The legal description of the land owned by Petitioner is set forth in Exhibit A-2 attached to this Petition.

6. Accompanying this Petition are the original and four copies of an annexation boundary map in the form required by Section 31-12-107(1)(d) of the Act and containing the following information:

(a) A written legal description of the boundaries of the Property.

(b) A map showing the boundary of the Property.

(c) Within the annexation boundary map, 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.

(d) Next to the boundary of the Property, a drawing of the contiguous boundary of the City and the contiguous boundary of any other municipality abutting the Property.

(e) A Surveyor's certificate prepared by a registered land surveyor that attests to the preparation of the map and certifies that the Property has at least one-sixth (1/6) contiguity to the City.

7. To the extent the Property or any portion thereof has not previously been so included, as an express condition of annexation of the Property to the City, Petitioner consents to the Property's inclusion into the Northern Colorado Water Conservancy District (the "**District**") and the municipal subdistrict (the "**Subdistrict**") pursuant to C.R.S. Section 37-45-136 (3.6). Upon inclusion into the District and Subdistrict, the 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 the Property. Petitioner waives any right which may exist to: (a) an election pursuant to Article X, Section 20, of the Colorado Constitution before the District and Subdistrict can impose mill levies and special assessments; and (b) a refund pursuant to Article X, Section 20, of the Colorado Constitution.

8. Petitioner has filed this Petition subject to, and Petitioner's consent to the City's annexation of the Property is conditioned upon satisfaction of, the following conditions, any one or more of which Petitioner may waive in its sole discretion:

(a) Concurrently with approving annexation of the Property, the City approves, in form and substance satisfactory to Petitioner, the following (the "**Approvals**"):

(i) As applicable pursuant to the Act and/or the City's land use regulations, and to the extent not previously accomplished: (A) an update to the City's three-mile plan with respect to the Property in accordance with Section 31-12-105(1)(e)(I) of the Act; and (B) prior to acting on Petitioner's zoning application, an amendment to the City's comprehensive plan to update the Long Range Expected Growth Area and Land Use Guidance Map to conform to Petitioner's requested zoning; and

(ii) Zoning for the Property that is substantially consistent with the application for zoning which Petitioner submits in connection with this Petition; and

(iii) Execution of an annexation and development agreement ("**Annexation Agreement**") which addresses, among other matters: (A) the general plan for development of the Property; and (B) the establishment of statutory vested property rights for a term greater than three years pursuant to Article 68, Title 24, C.R.S, on terms and conditions mutually acceptable to Petitioner and the City; and

(iv) Such ordinances and/or resolutions as may be required to implement provisions of the Annexation Agreement.

(b) Petitioner reserves the sole, exclusive and unilateral right to withdraw this Petition by so notifying the City Clerk in writing at any point prior to the latest to occur of:

(i) the latest final, non-appealable approval of the ordinance(s), resolution(s) or other actions granting the Approvals; or

(ii) final, non-appealable resolution of any: (A) legal proceeding or other action a third-party brings to directly or indirectly challenge annexation of the Property, any of the Approvals, or any of the City's ordinances, resolutions or other actions approving annexation of the Property or any of the Approvals; or (B) any third-party submits a petition for referendum seeking to reverse or nullify any of such ordinances.

(c) Prior to expiration of the period described in the foregoing Paragraph 8(b) without Petitioner having withdrawn this Petition, neither Petitioner nor the City shall cause or permit the occurrence of the conditions to effectiveness of the annexation as set forth in Section 31-12-113(2)(b) of the Act.

9. Except for the terms and conditions of this Petition and of the Annexation Agreement, which terms and conditions Petitioner expressly approves and therefore do not constitute an imposition of additional terms and conditions within the meaning of Sections 31-12-107(4), 110(2), 111 or 112(1) of the Act, Petitioner requests that no additional terms and conditions be imposed upon the City's annexation of the Property.

THEREFORE, Petitioner respectfully petitions and requests that Council approve annexation of the Property to the City in accordance with and pursuant to the statutes of the State of Colorado.

[*Signature pages and Exhibits follow this page*]

PROPERTY OWNER/PETITIONER

Windsor Renewal I, LLC
a Colorado limited liability company

By: _____
Name: Robert Walker
Title: Authorized Signatory

Date: 11/24, 2025

Petitioner's mailing address: 252 Clayton Street, 4th Floor Denver, CO 80206

Is Petitioner a resident of the Property? No

Legal description of land owned by Petitioner: *See* Exhibit A-2

EXHIBIT A-1
LEGAL DESCRIPTION OF PROPERTY

A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 35, WHENCE THE EAST LINE OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER BEARS NORTH 10°47'40" WEST A DISTANCE OF 1,148.16 FEET WITH ALL BEARINGS HEREIN AFTER RELATIVE THERETO;

THENCE NORTH 79°45'26" WEST, A DISTANCE OF 152.09 FEET TO THE **POINT OF BEGINNING**, BEING A POINT ON THE WESTERLY LIMITS OF THE GOLDEN TRIANGLE SECOND ANNEXATION AS RECORDED UNDER RECEPTION NUMBERS 01997981 AND 01997982 IN THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER;

THENCE SOUTH 09°08'30" EAST, ALONG SAID WESTERLY LIMITS, A DISTANCE OF 10.22 FEET;

THENCE NORTH 87°18'49" WEST, A DISTANCE OF 13.09 FEET;

THENCE NORTH 02°41'11" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 87°18'58" EAST, A DISTANCE OF 8.50 FEET;

THENCE NORTH 02°41'11" EAST, A DISTANCE OF 6.00 FEET;

THENCE NORTH 87°18'49" WEST, A DISTANCE OF 8.50 FEET;

THENCE NORTH 02°41'11" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 87°18'49" EAST, A DISTANCE OF 11.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.002 ACRES, (69 SQUARE FEET), MORE OR LESS.

EXHIBIT A-2
LEGAL DESCRIPTION OF LAND OWNED BY PETITIONER

A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 35, WHENCE THE EAST LINE OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER BEARS NORTH 10°47'40" WEST A DISTANCE OF 1,148.16 FEET WITH ALL BEARINGS HEREIN AFTER RELATIVE THERETO;

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THENCE NORTH 02°41'11" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 87°18'49" EAST, A DISTANCE OF 11.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.002 ACRES, (69 SQUARE FEET), MORE OR LESS.

Affidavit of Circulator
(Great Western Industrial Park Serial Annexation No. 1 of 15)

STATE OF COLORADO)
) ss.
COUNTY OF Denver)

Christopher Morton being first duly sworn, states upon oath that he/she is the circulator of the Petition for Annexation to which this Affidavit is attached and knows of his/her own knowledge that the signature of each Property Owner/Petitioner appearing on said Petition for Annexation 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 24th day of November, 2025, by Christopher Morton.

Witness my hand and official seal.

My commission expires: 2/25/26

CONSTANCE SMITH
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20104006392
MY COMMISSION EXPIRES FEBRUARY 25, 2026

Constance Smith
Notary Public

5970188.1

ANNEXATION NO. 1

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 35, WHENCE THE EAST LINE OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER BEARS NORTH 10°47’40” WEST A DISTANCE OF 1,148.16 FEET WITH ALL BEARINGS HEREIN AFTER RELATIVE THERETO;

THENCE NORTH 79°45’26” WEST, A DISTANCE OF 152.09 FEET TO THE **POINT OF BEGINNING**, BEING A POINT ON THE WESTERLY LIMITS OF THE GOLDEN TRIANGLE SECOND ANNEXATION AS RECORDED UNDER RECEPTION NUMBERS 01997981 AND 01997982 IN THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER;

THENCE SOUTH 09°08'30" EAST, ALONG SAID WESTERLY LIMITS, A DISTANCE OF 10.22 FEET;

THENCE NORTH 87°18'49" WEST, A DISTANCE OF 13.09 FEET;

THENCE NORTH 02°41'11" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 87°18'58" EAST, A DISTANCE OF 8.50 FEET;

THENCE NORTH 02°41'11" EAST, A DISTANCE OF 6.00 FEET;

THENCE NORTH 87°18'49" WEST, A DISTANCE OF 8.50 FEET;

THENCE NORTH 02°41'11" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 87°18'49" EAST, A DISTANCE OF 11.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.002 ACRES, (69 SQUARE FEET), MORE OR LESS.

GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION MAP NO. 1 OF 15

TO THE CITY OF GREELEY, COLORADO

LOCATED IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35
TOWNSHIP 6 NORTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN
COUNTY OF WELD, STATE OF COLORADO
PROJECT NUMBER: ANX2025-0007

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

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THENCE NORTH 02°41'11" EAST, A DISTANCE OF 2.00 FEET;
THENCE SOUTH 87°18'58" EAST, A DISTANCE OF 8.50 FEET;
THENCE NORTH 02°41'11" EAST, A DISTANCE OF 6.00 FEET;
THENCE NORTH 87°18'49" WEST, A DISTANCE OF 8.50 FEET;
THENCE NORTH 02°41'11" EAST, A DISTANCE OF 2.00 FEET;
THENCE SOUTH 87°18'49" EAST, A DISTANCE OF 11.00 FEET TO THE POINT OF BEGINNING.
CONTAINING AN AREA OF 0.002 ACRES, (69 SQUARE FEET), MORE OR LESS.

SIGNATURE OF OWNER _____ DATE _____

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____ A.D. _____

STATE OF COLORADO)
CITY OF GREELEY)
WELD COUNTY)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____DAY OF 20_____

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL.

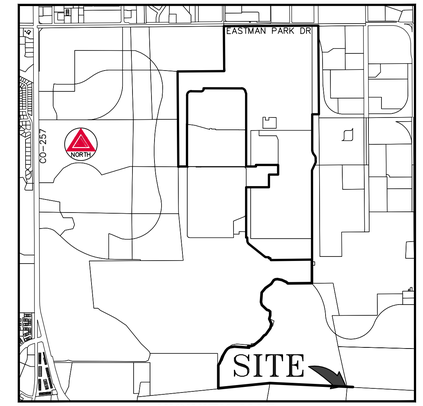
_____
NOTARY PUBLIC

CONTIGUITY

TOTAL PERIMETER BEING ANNEXED = 61.31'
MINIMUM REQUIRED CONTIGUITY = 10.22'
TOTAL PERIMETER CONTIGUOUS TO CITY OF GREELEY = 10.22'
CONTIGUOUS PERIMETER PERCENTAGE = 16.67%
TOTAL ANNEXED AREA = 69 SQ. FT. OR 0.002 ACRES, MORE OR LESS

STATEMENT OF INTENT

THE LANDOWNERS OF THE PROPERTY DESCRIBED IN THE **GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION MAP NOS. 1–15**, SUCH LANDOWNERS OWNING 100% OF SUCH PROPERTY, INTEND TO ANNEX THEIR PROPERTY INTO THE CITY OF GREELEY.

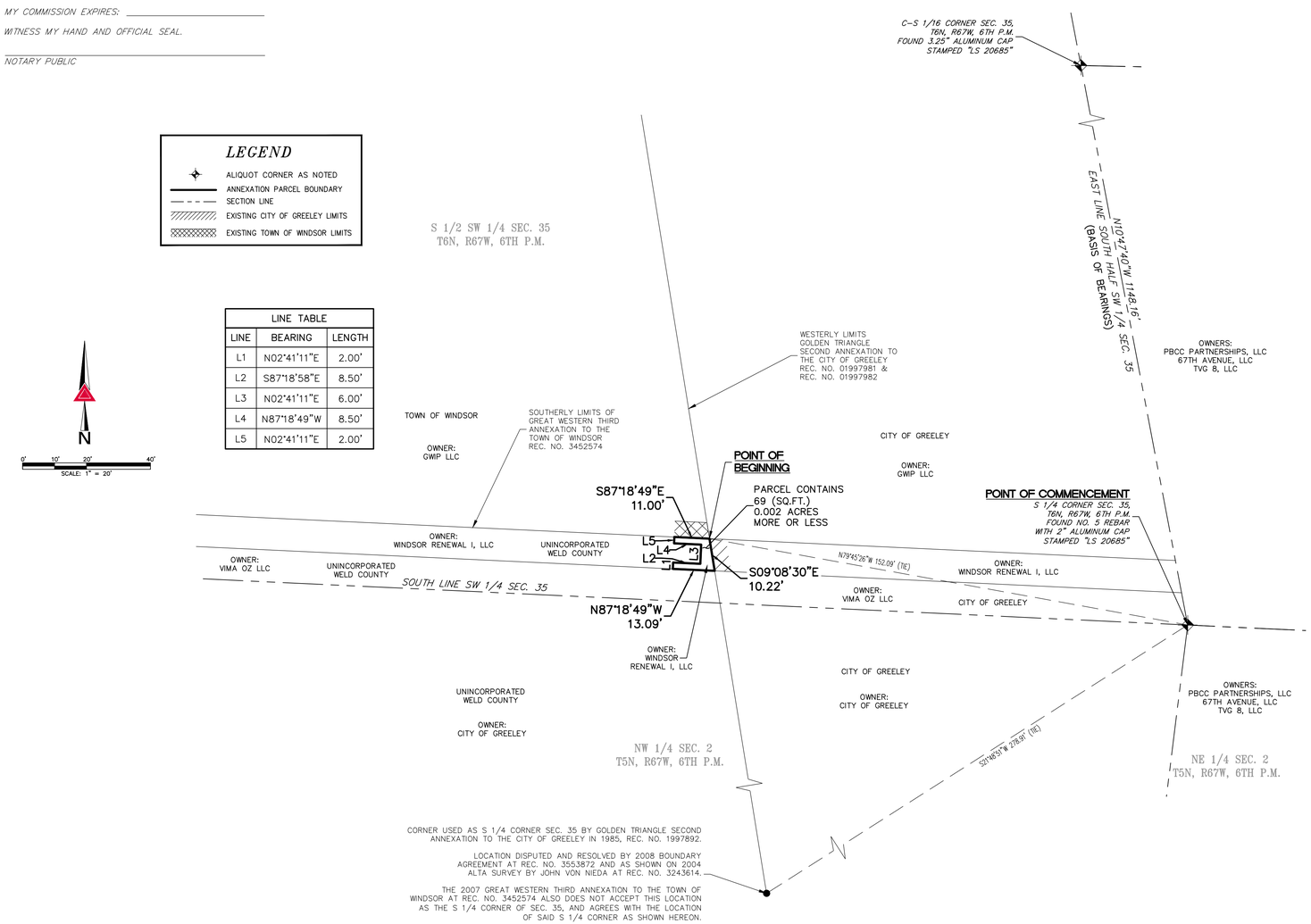


VICINITY MAP
SCALE 1" = 2000'

LEGEND

- ALIQUOT CORNER AS NOTED
- ANNEXATION PARCEL BOUNDARY
- SECTION LINE
- EXISTING CITY OF GREELEY LIMITS
- EXISTING TOWN OF WINDSOR LIMITS

LINE TABLE		
LINE	BEARING	LENGTH
L1	N02°41'11"E	2.00'
L2	S87°18'58"E	8.50'
L3	N02°41'11"E	6.00'
L4	N87°18'49"W	8.50'
L5	N02°41'11"E	2.00'



GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE ASSUMED AND ARE BASED ON THE EAST LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35, WHICH BEARS NORTH 10°47'40" WEST, A DISTANCE OF 1148.16 FEET.

2. UNITS SHOWN HEREON ARE IN U.S. SURVEY FEET.

3. THIS ANNEXATION MAP HAS BEEN PREPARED FROM RECORD INFORMATION AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY.

CERTIFICATE OF APPROVAL BY THE COMMUNITY DEVELOPMENT DIRECTOR

APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR ON THIS _____ DAY

OF _____, 20 _____.

_____
DIRECTOR OF COMMUNITY DEVELOPMENT

CERTIFICATE OF APPROVAL BY THE DEVELOPMENT REVIEW MANAGER

APPROVED BY THE DEVELOPMENT REVIEW MANAGER ON THIS _____ DAY

OF _____, 20 _____.

_____
DEVELOPMENT REVIEW MANAGER

CITY COUNCIL APPROVAL

APPROVED BY THE GREELEY CITY COUNCIL ON THIS _____ DAY

OF _____, 20 _____.

PLANNING COMMISSION RECOMMENDATION

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

OF _____, 20 _____.

SURVEYOR'S CERTIFICATE

I, JAMES E. LYNCH, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS ANNEXATION MAP WAS PREPARED UNDER MY DIRECT SUPERVISION; AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THIS MAP ACCURATELY DELINEATES THE PARCEL OF LAND TO BE ANNEXED TO THE CITY OF GREELEY, COLORADO; AND THAT AT LEAST ONE SIXTH (1/6) OF THE BOUNDARY OF SAID PARCEL IS CONTIGUOUS TO THE PRESENT BOUNDARY OF THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

JAMES E. LYNCH
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR No. 37933
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS ANNEXATION MAP WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS ANNEXATION MAP BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

SCALE	DRN	DATE
1"=20'	RDS	11/18/2025
	JEL	

DATE	BY	REVISION DESCRIPTION

AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEX. 1
S 1/2, SW 1/4, SEC. 35, T6N, R67W, 6TH P.M.
WELD COUNTY, COLORADO

PREPARED FOR
REDLAND
1500 WEST CANAL COURT, LITTLETON, CO 80120

SHEET 1 OF 1 SHEETS

JOB NO. 54825-07

Council Agenda Summary

March 17, 2026
Key Staff Contact: Donald Threewitt, Interim Director of Community Development, Michael Franke, Planner III

Title:

Resolution finding substantial compliance with State Annexation laws for the properties collectively known as ANX2025-0006, Great Western Industrial Park (GWIP) Annexation No. 2, located generally south of Eastman Park Drive, east of State Highway 257, west of Great Western Drive, and north of Weld County Road 62 1/4, into the City of Greeley, the subject site is comprised of 0.006 acres

Summary:

The property owner and applicant, Windsor Renewal LLC, have petitioned the City to annex a total of 325.85 acres of unincorporated property known as the Great Western Industrial Park (GWIP) No. 1 through No. 15 annexations. The annexations consist of five parcels: Parcel No. 080726200026, Parcel No. 080726300026, Parcel No. 080726300027, Parcel No 080735200035, and Parcel No. 080726200012.

City staff requests that the City Council adopt the resolution finding substantial compliance with State Annexation laws for the properties, and set the public hearing for May 5, 2026.

Fiscal Impact:

City staff anticipate minimal immediate financial impacts associated with the annexation, aside from potential considerations for emergency response.

Legal Issues:

None

Other issues and Considerations:

None

Strategic Focus Area:

Community Vitality

Decision Options:

1. Adopt the resolution as presented; or
2. Amend the resolution and adopt as amended; or
3. Deny the resolution; or
4. Continue consideration of the resolution to a certain date.

Council's Recommended Action:

Adopt the resolution.

Attachments:

1. Resolution No. 26, 2026 with Exhibit A
2. Annexation Petition No. 2 with Legal Description and Map

CITY OF GREELEY, COLORADO

RESOLUTION NO. 26, 2026

A RESOLUTION FINDING SUBSTANTIAL COMPLIANCE WITH STATE ANNEXATION LAWS FOR PROPERTY KNOWN AS "GREAT WESTERN INDUSTRIAL PARK (GWIP) ANNEXATION NO. 2," LOCATED GENERALLY SOUTH OF EASTMAN PARK DRIVE, EAST OF STATE HIGHWAY 257, WEST OF GREAT WESTERN DRIVE, AND NORTH OF WELD COUNTY ROAD 62 1/4, INTO THE CITY OF GREELEY. THE SUBJECT SITE IS COMPRISED OF 0.006 ACRES.

WHEREAS, Windsor Renewal I, LLC has submitted an annexation petition to the City of Greeley for annexation of property located generally South of Eastman Park Drive, West of Great Western Drive, and North of Weld County Road 64 1/4, more particularly described in the attached Exhibit A;

WHEREAS, the City of Greeley staff has found the annexation petition to be in substantial compliance with C.R.S. §§ 31-12-107(1); and

WHEREAS, City staff desires that the City Council establish a date, time, and place to hold a hearing to determine if the proposed annexation complies with Section 30 of article II of the state constitution and C.R.S. §§ 31-12-104 and -105, or such parts thereof, to establish eligibility for annexation to the City of Greeley; and

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

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

1. The annexation petition is found to substantially comply with C.R.S. § 31-12-107(1).

2. The public hearing for consideration of the proposed annexation petition is hereby set for May 5, 2026, at the City Council Chambers, City Center - South, 1001 11th Avenue, Greeley, Colorado, during a regular City Council meeting beginning at 6:00 p.m.

3. The City Clerk is hereby authorized to publish and notify required parties pursuant to the procedures set forth in C.R.S. §31-12-108(2).

4. This resolution shall become effective immediately upon its passage.

PASSED, AND ADOPTED, SIGNED AND APPROVED this ____ day of _____, 2026.

ATTEST: **THE CITY OF GREELEY, COLORADO**

By: _____ **By: _____**

City Clerk **Mayor**

Exhibit A – Legal Description

A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

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THENCE NORTH 83°46’34” WEST, A DISTANCE OF 162.07 FEET TO THE **POINT OF BEGINNING**, BEING THE SOUTHWEST CORNER OF GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 1;

THENCE NORTH 87°18'49" WEST, A DISTANCE OF 26.17 FEET;

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THENCE SOUTH 87°18'49" EAST, A DISTANCE OF 18.13 FEET;

THENCE NORTH 02°41'11" EAST, A DISTANCE OF 2.00 FEET;

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THENCE SOUTH 87°18'49" EAST, A DISTANCE OF 26.17 FEET TO THE NORTHWEST CORNER OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 1;

THENCE, ALONG THE WESTERLY BOUNDARY OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 1, THE FOLLOWING FIVE (5) COURSES;

1. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET;
2. SOUTH 87°18'49" EAST, A DISTANCE OF 8.50 FEET;
3. SOUTH 02°41'11" WEST, A DISTANCE OF 6.00 FEET;
4. NORTH 87°18'49" WEST, A DISTANCE OF 8.50 FEET;
5. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.006 ACRES, (240 SQUARE FEET), MORE OR LESS.

PETITION FOR ANNEXATION
(GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 2 OF 15)

To: The Mayor and City Council of the City of Greeley, Colorado:

The undersigned ("**Petitioner**"), in accordance with the Municipal Annexation Act of 1965, Article 12, Title 31, Part 1, Colorado Revised Statutes, as amended (the "**Act**"), hereby petitions (this "**Petition**") the City Council of the City of Greeley, Colorado (the "**Council**") for annexation to the City of Greeley (the "**City**") of the land located in the County of Weld, State of Colorado, as more particularly described in Exhibit A-1, attached hereto and incorporated herein by this reference (the "**Property**").

In support of this Petition, Petitioner alleges as follows:

1. It is desirable and necessary that the Property be annexed to the City.

2. The condition set forth in Section 30(1)(b) of Article II of the Colorado Constitution has been met, the provisions of Section 30 of Article II of the Colorado Constitution have been complied with, and the requirements of Sections 31-12-104 and 31-12-105 of the Act exist or have been met in that:

(a) Pursuant to Section 31-12-104(1)(a) of the Act, not less than one-sixth of the perimeter of the Property is contiguous with the City's boundary as established by the prior annexation in this serial annexation.

(b) Contiguity is not established by use of any boundary:

(i) of an area previously annexed to the City that, at the time of its annexation, was not contiguous at any point with the City's boundary, was not otherwise in compliance with Section 31-12-104(1)(a) of the Act, and was located more than three miles from the City's nearest boundary ("**Non-Contiguous Area**"); or

(ii) of territory subsequently annexed directly to, or indirectly connected through subsequent annexations to, a Non-Contiguous Area.

(c) A community of interest exists between the Property and the City.

(d) The Property is urban or will be urbanized in the near future.

(e) The Property is integrated or is capable of being integrated with the City.

(f) In establishing the boundaries of the Property, 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:

(i) has been divided into separate parts or parcels without the written consent of the landowners thereof unless such tracts or parcels are separated by a dedicated street, road or other public way; or

(ii) comprising twenty acres or more (which, together with the buildings and improvements situated thereon has a valuation for assessment in excess of two hundred thousand dollars for ad valorem tax purposes for the year next preceding the annexation) is included without the written consent of the landowners.

(g) The Property is not presently a part of any incorporated city, city and county, or town; no proceedings have been commenced for incorporation or annexation of part or all of the Property to another municipality; nor has any election for annexation of the Property or substantially the same territory to the City been held within the twelve months immediately preceding the filing of this Petition.

(h) Annexation of the Property will not result in the detachment of area from any school district and the attachment of the same to another school district.

(i) Except to the extent necessary to avoid dividing parcels within the Property held in identical ownership, at least fifty percent of which are within the three mile limit, annexation of the Property will not have the effect of extending a municipal boundary more than three miles in any direction from any point of the City boundary in any one year.

(j) In establishing the boundaries of the Property, if a portion of a platted street or alley is annexed, the entire width of said street or alley is included, and annexation of the Property will not result in the denial of reasonable access to any landowner, owner of an easement, or owner of a franchise adjoining a platted street or alley which has been annexed by the City but is not bounded on both sides by the City.

3. Petitioner comprises more than fifty percent of the landowners of the Property and owns more than fifty percent of the Property, excluding public streets and alleys and any land owned by the City.

4. The mailing address of Petitioner and the date of signing of Petitioner's signature are shown on this Petition.

5. The legal description of the land owned by Petitioner is set forth in Exhibit A-2 attached to this Petition.

6. Accompanying this Petition are the original and four copies of an annexation boundary map in the form required by Section 31-12-107(1)(d) of the Act and containing the following information:

(a) A written legal description of the boundaries of the Property.

(b) A map showing the boundary of the Property.

(c) Within the annexation boundary map, 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.

(d) Next to the boundary of the Property, a drawing of the contiguous boundary of the City and the contiguous boundary of any other municipality abutting the Property.

(e) A Surveyor's certificate prepared by a registered land surveyor that attests to the preparation of the map and certifies that the Property has at least one-sixth (1/6) contiguity to the City.

7. To the extent the Property or any portion thereof has not previously been so included, as an express condition of annexation of the Property to the City, Petitioner consents to the Property's inclusion into the Northern Colorado Water Conservancy District (the "**District**") and the municipal subdistrict (the "**Subdistrict**") pursuant to C.R.S. Section 37-45-136 (3.6). Upon inclusion into the District and Subdistrict, the 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 the Property. Petitioner waives any right which may exist to: (a) an election pursuant to Article X, Section 20, of the Colorado Constitution before the District and Subdistrict can impose mill levies and special assessments; and (b) a refund pursuant to Article X, Section 20, of the Colorado Constitution.

8. Petitioner has filed this Petition subject to, and Petitioner's consent to the City's annexation of the Property is conditioned upon satisfaction of, the following conditions, any one or more of which Petitioner may waive in its sole discretion:

(a) Concurrently with approving annexation of the Property, the City approves, in form and substance satisfactory to Petitioner, the following (the "**Approvals**"):

(i) As applicable pursuant to the Act and/or the City's land use regulations, and to the extent not previously accomplished: (A) an update to the City's three-mile plan with respect to the Property in accordance with Section 31-12-105(1)(e)(I) of the Act; and (B) prior to acting on Petitioner's zoning application, an amendment to the City's comprehensive plan to update the Long Range Expected Growth Area and Land Use Guidance Map to conform to Petitioner's requested zoning; and

(ii) Zoning for the Property that is substantially consistent with the application for zoning which Petitioner submits in connection with this Petition; and

(iii) Execution of an annexation and development agreement ("**Annexation Agreement**") which addresses, among other matters: (A) the general plan for development of the Property; and (B) the establishment of statutory vested property rights for a term greater than three years pursuant to Article 68, Title 24, C.R.S, on terms and conditions mutually acceptable to Petitioner and the City; and

(iv) Such ordinances and/or resolutions as may be required to implement provisions of the Annexation Agreement.

(b) Petitioner reserves the sole, exclusive and unilateral right to withdraw this Petition by so notifying the City Clerk in writing at any point prior to the latest to occur of:

(i) the latest final, non-appealable approval of the ordinance(s), resolution(s) or other actions granting the Approvals; or

(ii) final, non-appealable resolution of any: (A) legal proceeding or other action a third-party brings to directly or indirectly challenge annexation of the Property, any of the Approvals, or any of the City's ordinances, resolutions or other actions approving annexation of the Property or any of the Approvals; or (B) any third-party submits a petition for referendum seeking to reverse or nullify any of such ordinances.

(c) Prior to expiration of the period described in the foregoing Paragraph 8(b) without Petitioner having withdrawn this Petition, neither Petitioner nor the City shall cause or permit the occurrence of the conditions to effectiveness of the annexation as set forth in Section 31-12-113(2)(b) of the Act.

9. Except for the terms and conditions of this Petition and of the Annexation Agreement, which terms and conditions Petitioner expressly approves and therefore do not constitute an imposition of additional terms and conditions within the meaning of Sections 31-12-107(4), 110(2), 111 or 112(1) of the Act, Petitioner requests that no additional terms and conditions be imposed upon the City's annexation of the Property.

THEREFORE, Petitioner respectfully petitions and requests that Council approve annexation of the Property to the City in accordance with and pursuant to the statutes of the State of Colorado.

[*Signature pages and Exhibits follow this page*]

PROPERTY OWNER/PETITIONER

Windsor Renewal I, LLC
a Colorado limited liability company

By: _____
Name: Robert Walker
Title: Authorized Signatory

Date: 11/24, 2025

Petitioner's mailing address: 252 Clayton Street, 4th Floor Denver, CO 80206

Is Petitioner a resident of the Property? No

Legal description of land owned by Petitioner: *See* Exhibit A-2

EXHIBIT A-1
LEGAL DESCRIPTION OF PROPERTY

A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

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THENCE SOUTH 87°18'49" EAST, A DISTANCE OF 26.17 FEET TO THE NORTHWEST CORNER OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 1;

THENCE, ALONG THE WESTERLY BOUNDARY OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 1, THE FOLLOWING FIVE (5) COURSES;

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2. SOUTH 87°18'49" EAST, A DISTANCE OF 8.50 FEET;

3. SOUTH 02°41'11" WEST, A DISTANCE OF 6.00 FEET;

4. NORTH 87°18'49" WEST, A DISTANCE OF 8.50 FEET;

5. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.006 ACRES, (240 SQUARE FEET), MORE OR LESS.

EXHIBIT A-2
LEGAL DESCRIPTION OF LAND OWNED BY PETITIONER

A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

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THENCE NORTH 02°41'11" EAST, A DISTANCE OF 2.00 FEET;

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THENCE NORTH 02°41'11" EAST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 87°18'49" WEST, A DISTANCE OF 18.13 FEET;

THENCE NORTH 02°41'11" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 87°18'49" EAST, A DISTANCE OF 26.17 FEET TO THE NORTHWEST CORNER OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 1;

THENCE, ALONG THE WESTERLY BOUNDARY OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 1, THE FOLLOWING FIVE (5) COURSES;

1. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET;

2. SOUTH 87°18'49" EAST, A DISTANCE OF 8.50 FEET;

3. SOUTH 02°41'11" WEST, A DISTANCE OF 6.00 FEET;

4. NORTH 87°18'49" WEST, A DISTANCE OF 8.50 FEET;

5. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.006 ACRES, (240 SQUARE FEET), MORE OR LESS.

Affidavit of Circulator
(Great Western Industrial Park Serial Annexation No. 2 of 15)

STATE OF COLORADO)
) ss.
COUNTY OF Denver)

Christopher Morton being first duly sworn, states upon oath that he/she is the circulator of the Petition for Annexation to which this Affidavit is attached and knows of his/her own knowledge that the signature of each Property Owner/Petitioner appearing on said Petition for Annexation 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 24th day of November, 2025, by Christopher Morton.

Witness my hand and official seal.

My commission expires: 2/25/26

CONSTANCE SMITH
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20104006392
MY COMMISSION EXPIRES FEBRUARY 25, 2026

Constance Smith
Notary Public

5970192.1

ANNEXATION NO. 2

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 35, WHENCE THE EAST LINE OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER BEARS NORTH 10°47’40” WEST A DISTANCE OF 1,148.16 FEET WITH ALL BEARINGS HEREIN AFTER RELATIVE THERETO;

THENCE NORTH 83°46’34” WEST, A DISTANCE OF 162.07 FEET TO THE **POINT OF BEGINNING**, BEING THE SOUTHWEST CORNER OF GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 1;

THENCE NORTH 87°18'49" WEST, A DISTANCE OF 26.17 FEET;

THENCE NORTH 02°41'11" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 87°18'49" EAST, A DISTANCE OF 18.13 FEET;

THENCE NORTH 02°41'11" EAST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 87°18'49" WEST, A DISTANCE OF 18.13 FEET;

THENCE NORTH 02°41'11" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 87°18'49" EAST, A DISTANCE OF 18.13 FEET;

THENCE NORTH 02°41'11" EAST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 87°18'49" WEST, A DISTANCE OF 18.13 FEET;

THENCE NORTH 02°41'11" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 87°18'49" EAST, A DISTANCE OF 26.17 FEET TO THE NORTHWEST CORNER OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 1;

THENCE, ALONG THE WESTERLY BOUNDARY OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 1, THE FOLLOWING FIVE (5) COURSES;

1. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET;
2. SOUTH 87°18'49" EAST, A DISTANCE OF 8.50 FEET;
3. SOUTH 02°41'11" WEST, A DISTANCE OF 6.00 FEET;
4. NORTH 87°18'49" WEST, A DISTANCE OF 8.50 FEET;
5. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.006 ACRES, (240 SQUARE FEET), MORE OR LESS.

GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION MAP NO. 2 OF 15

TO THE CITY OF GREELEY, COLORADO

LOCATED IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35
TOWNSHIP 6 NORTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN
COUNTY OF WELD, STATE OF COLORADO

PROJECT NUMBER: ANX2025-0006

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 35, WHENCE THE EAST LINE OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER BEARS NORTH 10°47'40" WEST A DISTANCE OF 1,148.16 FEET WITH ALL BEARINGS HEREIN AFTER RELATIVE THERETO;

THENCE NORTH 83°46'34" WEST, A DISTANCE OF 162.07 FEET TO THE POINT OF BEGINNING, BEING THE SOUTHWEST CORNER OF GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 1;

THENCE NORTH 87°18'49" WEST, A DISTANCE OF 26.17 FEET;
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THENCE NORTH 02°41'11" EAST, A DISTANCE OF 2.00 FEET;
THENCE SOUTH 87°18'49" EAST, A DISTANCE OF 18.13 FEET;
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THENCE NORTH 87°18'49" WEST, A DISTANCE OF 18.13 FEET;
THENCE NORTH 02°41'11" EAST, A DISTANCE OF 2.00 FEET;
THENCE SOUTH 87°18'49" EAST, A DISTANCE OF 26.17 FEET TO THE NORTHWEST CORNER OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 1;

THENCE, ALONG THE WESTERLY BOUNDARY OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 1, THE FOLLOWING FIVE (5) COURSES;

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3. SOUTH 02°41'11" WEST, A DISTANCE OF 6.00 FEET;
4. NORTH 87°18'49" WEST, A DISTANCE OF 8.50 FEET;
5. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 0.006 ACRES, (240 SQUARE FEET), MORE OR LESS.

SIGNATURE OF OWNER _____ DATE _____

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____ A.D. _____

STATE OF COLORADO)
CITY OF GREELEY)
WELD COUNTY)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____DAY OF 20_____

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

CONTIGUITY

TOTAL PERIMETER BEING ANNEXED = 161.86'
MINIMUM REQUIRED CONTIGUITY = 26.98'
TOTAL PERIMETER CONTIGUOUS TO CITY OF GREELEY = 27.00'
CONTIGUOUS PERIMETER PERCENTAGE = 16.68%
TOTAL ANNEXED AREA = 240 SQ. FT. OR 0.006 ACRES, MORE OR LESS

STATEMENT OF INTENT

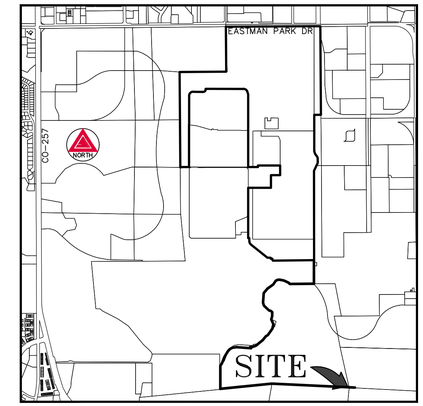
THE LANDOWNERS OF THE PROPERTY DESCRIBED IN THE **GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION MAP NOS. 1-15**, SUCH LANDOWNERS OWNING 100% OF SUCH PROPERTY, INTEND TO ANNEX THEIR PROPERTY INTO THE CITY OF GREELEY.

GENERAL NOTES

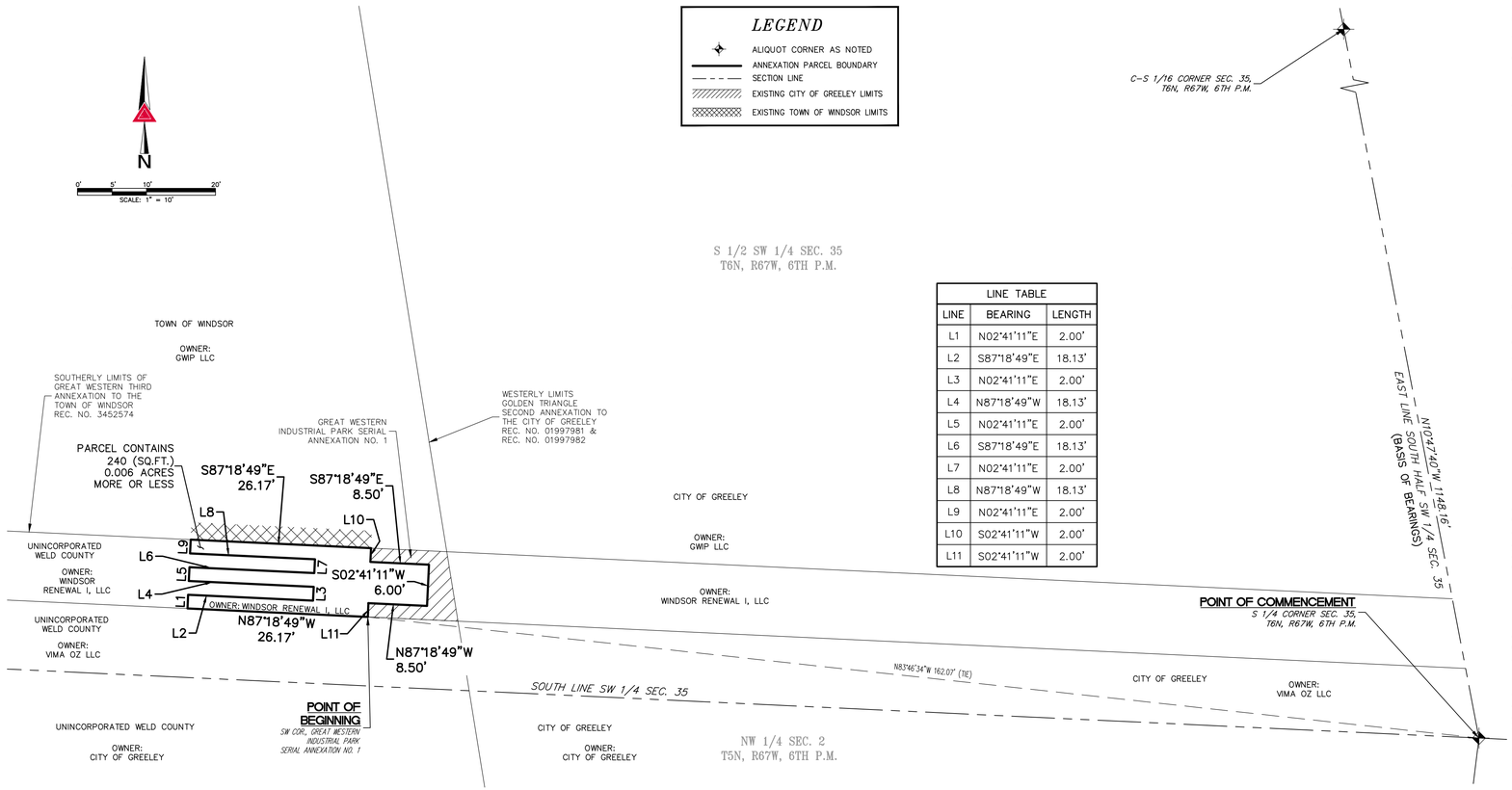
1. BEARINGS SHOWN HEREON ARE ASSUMED AND ARE BASED ON THE EAST LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35, WHICH BEARS NORTH 10°47'40" WEST, A DISTANCE OF 1148.16 FEET.

2. UNITS SHOWN HEREON ARE IN U.S. SURVEY FEET.

3. THIS ANNEXATION MAP HAS BEEN PREPARED FROM RECORD INFORMATION AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY.



VICINITY MAP
SCALE 1" = 2000'



LINE TABLE		
LINE	BEARING	LENGTH
L1	N02°41'11"E	2.00'
L2	S87°18'49"E	18.13'
L3	N02°41'11"E	2.00'
L4	N87°18'49"W	18.13'
L5	N02°41'11"E	2.00'
L6	S87°18'49"E	18.13'
L7	N02°41'11"E	2.00'
L8	N87°18'49"W	18.13'
L9	N02°41'11"E	2.00'
L10	S02°41'11"W	2.00'
L11	S02°41'11"W	2.00'

CERTIFICATE OF APPROVAL BY THE COMMUNITY DEVELOPMENT DIRECTOR

APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR ON THIS _____ DAY

OF _____, 20 _____.

_____
DIRECTOR OF COMMUNITY DEVELOPMENT

CERTIFICATE OF APPROVAL BY THE DEVELOPMENT REVIEW MANAGER

APPROVED BY THE DEVELOPMENT REVIEW MANAGER ON THIS _____ DAY

OF _____, 20 _____.

_____
DEVELOPMENT REVIEW MANAGER

CITY COUNCIL APPROVAL

APPROVED BY THE GREELEY CITY COUNCIL ON THIS _____ DAY

OF _____, 20 _____.

PLANNING COMMISSION RECOMMENDATION

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

OF _____, 20 _____.

SURVEYOR'S CERTIFICATE

I, JAMES E. LYNCH, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS ANNEXATION MAP WAS PREPARED UNDER MY DIRECT SUPERVISION; AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THIS MAP ACCURATELY DELINEATES THE PARCEL OF LAND TO BE ANNEXED TO THE CITY OF GREELEY, COLORADO; AND THAT AT LEAST ONE SIXTH (1/6) OF THE BOUNDARY OF SAID PARCEL IS CONTIGUOUS TO THE PRESENT BOUNDARY OF THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

JAMES E. LYNCH
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR No. 37933
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS ANNEXATION MAP WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS ANNEXATION MAP BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

SCALE 1"=10'
DRB RDS
DWG JEL
DATE 11/18/2025

DATE	BY	REVISION DESCRIPTION

AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEX. 2
S 1/2, SW 1/4, SEC. 35, T6N, R67W, 6TH P.M.
WELD COUNTY, COLORADO
PREPARED FOR
REDLAND
1500 WEST CANAL COURT, LITTLETON, CO 80120

SHEET 1 OF 1 SHEETS

54825-07
JOB NO.

Council Agenda Summary

March 17, 2026
Key Staff Contact: Donald Threewitt, Interim Director of Community Development, Michael Franke, Planner III

Title:

Resolution finding substantial compliance with State Annexation laws for the properties collectively known as ANX2025-0005, Great Western Industrial Park (GWIP) Annexation No. 3, located generally south of Eastman Park Drive, east of State Highway 257, west of Great Western Drive, and north of Weld County Road 62 1/4, into the City of Greeley, the subject site is comprised of 0.016 acres

Summary:

The property owner and applicant, Windsor Renewal LLC, have petitioned the City to annex a total of 325.85 acres of unincorporated property known as the Great Western Industrial Park (GWIP) No. 1 through No. 15 annexations. The annexations consist of five parcels: Parcel No. 080726200026, Parcel No. 080726300026, Parcel No. 080726300027, Parcel No 080735200035, and Parcel No. 080726200012.

City staff requests that the City Council adopt the resolution finding substantial compliance with State Annexation laws for the properties, and set the public hearing for May 5, 2026.

Fiscal Impact:

City staff anticipate minimal immediate financial impacts associated with the annexation, aside from potential considerations for emergency response.

Legal Issues:

None

Other issues and Considerations:

None

Strategic Focus Area:

Community Vitality

Decision Options:

1. Adopt the resolution as presented; or
2. Amend the resolution and adopt as amended; or
3. Deny the resolution; or
4. Continue consideration of the resolution to a certain date.

Council's Recommended Action:

Adopt the resolution.

Attachments:

1. Resolution No. 27, 2026 with Exhibit A
2. Annexation Petition No. 3 with Legal Description and Map

CITY OF GREELEY, COLORADO

RESOLUTION NO. 27, 2026

A RESOLUTION FINDING SUBSTANTIAL COMPLIANCE WITH STATE ANNEXATION LAWS FOR PROPERTY KNOWN AS "GREAT WESTERN INDUSTRIAL PARK (GWIP) ANNEXATION NO. 3," LOCATED GENERALLY SOUTH OF EASTMAN PARK DRIVE, EAST OF STATE HIGHWAY 257, WEST OF GREAT WESTERN DRIVE, AND NORTH OF WELD COUNTY ROAD 62 1/4, INTO THE CITY OF GREELEY. THE SUBJECT SITE IS COMPRISED OF 0.016 ACRES.

WHEREAS, Windsor Renewal I, LLC has submitted an annexation petition to the City of Greeley for annexation of property located generally South of Eastman Park Drive, West of Great Western Drive, and North of Weld County Road 64 1/4, more particularly described in the attached Exhibit A;

WHEREAS, the City of Greeley staff has found the annexation petition to be in substantial compliance with C.R.S. §§ 31-12-107(1); and

WHEREAS, City staff desires that the City Council establish a date, time, and place to hold a hearing to determine if the proposed annexation complies with Section 30 of article II of the state constitution and C.R.S. §§ 31-12-104 and -105, or such parts thereof, to establish eligibility for annexation to the City of Greeley; and

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

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

1. The annexation petition is found to substantially comply with C.R.S. § 31-12-107(1).

2. The public hearing for consideration of the proposed annexation petition is hereby set for May 5, 2026, at the City Council Chambers, City Center - South, 1001 11th Avenue, Greeley, Colorado, during a regular City Council meeting beginning at 6:00 p.m.

3. The City Clerk is hereby authorized to publish and notify required parties pursuant to the procedures set forth in C.R.S. §31-12-108(2).

4. This resolution shall become effective immediately upon its passage.

PASSED, AND ADOPTED, SIGNED AND APPROVED this ____ day of _____, 2026.

ATTEST: **THE CITY OF GREELEY, COLORADO**

By: _____ **By: _____**

City Clerk **Mayor**

Exhibit A – Legal Description

A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 35, WHENCE THE EAST LINE OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER BEARS NORTH 10°47’40” WEST A DISTANCE OF 1,148.16 FEET WITH ALL BEARINGS HEREIN AFTER RELATIVE THERETO;

THENCE NORTH 84°16’04” WEST, A DISTANCE OF 188.21 FEET TO THE **POINT OF BEGINNING**, BEING THE SOUTHWEST CORNER OF GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 2;

THENCE NORTH 87°18'49" WEST, A DISTANCE OF 83.86 FEET;

THENCE NORTH 02°41'11" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 87°18'49" EAST, A DISTANCE OF 58.71 FEET;

THENCE NORTH 02°41'11" EAST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 87°18'49" WEST, A DISTANCE OF 58.71 FEET;

THENCE NORTH 02°41'11" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 87°18'49" EAST, A DISTANCE OF 58.71 FEET;

THENCE NORTH 02°41'11" EAST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 87°18'49" WEST, A DISTANCE OF 58.71 FEET;

THENCE NORTH 02°41'11" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 87°18'49" EAST, A DISTANCE OF 83.86 FEET TO THE NORTHWEST CORNER OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 2;

THENCE, ALONG THE WESTERLY BOUNDARY OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 2, THE FOLLOWING NINE (9) COURSES;

1. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET;
2. SOUTH 87°18'49" EAST, A DISTANCE OF 18.13 FEET;
3. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET;
4. NORTH 87°18'49" WEST, A DISTANCE OF 18.13 FEET;
5. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET;
6. SOUTH 87°18'49" EAST, A DISTANCE OF 18.13 FEET;
7. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET;
8. NORTH 87°18'49" WEST, A DISTANCE OF 18.13 FEET;
9. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.016 ACRES, (676 SQUARE FEET), MORE OR LESS.

PETITION FOR ANNEXATION
(GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 3 OF 15)

To: The Mayor and City Council of the City of Greeley, Colorado:

The undersigned ("**Petitioner**"), in accordance with the Municipal Annexation Act of 1965, Article 12, Title 31, Part 1, Colorado Revised Statutes, as amended (the "**Act**"), hereby petitions (this "**Petition**") the City Council of the City of Greeley, Colorado (the "**Council**") for annexation to the City of Greeley (the "**City**") of the land located in the County of Weld, State of Colorado, as more particularly described in Exhibit A-1, attached hereto and incorporated herein by this reference (the "**Property**").

In support of this Petition, Petitioner alleges as follows:

1. It is desirable and necessary that the Property be annexed to the City.

2. The condition set forth in Section 30(1)(b) of Article II of the Colorado Constitution has been met, the provisions of Section 30 of Article II of the Colorado Constitution have been complied with, and the requirements of Sections 31-12-104 and 31-12-105 of the Act exist or have been met in that:

(a) Pursuant to Section 31-12-104(1)(a) of the Act, not less than one-sixth of the perimeter of the Property is contiguous with the City's boundary as established by the prior annexation in this serial annexation.

(b) Contiguity is not established by use of any boundary:

(i) of an area previously annexed to the City that, at the time of its annexation, was not contiguous at any point with the City's boundary, was not otherwise in compliance with Section 31-12-104(1)(a) of the Act, and was located more than three miles from the City's nearest boundary ("**Non-Contiguous Area**"); or

(ii) of territory subsequently annexed directly to, or indirectly connected through subsequent annexations to, a Non-Contiguous Area.

(c) A community of interest exists between the Property and the City.

(d) The Property is urban or will be urbanized in the near future.

(e) The Property is integrated or is capable of being integrated with the City.

(f) In establishing the boundaries of the Property, 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:

(i) has been divided into separate parts or parcels without the written consent of the landowners thereof unless such tracts or parcels are separated by a dedicated street, road or other public way; or

(ii) comprising twenty acres or more (which, together with the buildings and improvements situated thereon has a valuation for assessment in excess of two hundred thousand dollars for ad valorem tax purposes for the year next preceding the annexation) is included without the written consent of the landowners.

(g) The Property is not presently a part of any incorporated city, city and county, or town; no proceedings have been commenced for incorporation or annexation of part or all of the Property to another municipality; nor has any election for annexation of the Property or substantially the same territory to the City been held within the twelve months immediately preceding the filing of this Petition.

(h) Annexation of the Property will not result in the detachment of area from any school district and the attachment of the same to another school district.

(i) Except to the extent necessary to avoid dividing parcels within the Property held in identical ownership, at least fifty percent of which are within the three mile limit, annexation of the Property will not have the effect of extending a municipal boundary more than three miles in any direction from any point of the City boundary in any one year.

(j) In establishing the boundaries of the Property, if a portion of a platted street or alley is annexed, the entire width of said street or alley is included, and annexation of the Property will not result in the denial of reasonable access to any landowner, owner of an easement, or owner of a franchise adjoining a platted street or alley which has been annexed by the City but is not bounded on both sides by the City.

3. Petitioner comprises more than fifty percent of the landowners of the Property and owns more than fifty percent of the Property, excluding public streets and alleys and any land owned by the City.

4. The mailing address of Petitioner and the date of signing of Petitioner's signature are shown on this Petition.

5. The legal description of the land owned by Petitioner is set forth in Exhibit A-2 attached to this Petition.

6. Accompanying this Petition are the original and four copies of an annexation boundary map in the form required by Section 31-12-107(1)(d) of the Act and containing the following information:

(a) A written legal description of the boundaries of the Property.

(b) A map showing the boundary of the Property.

(c) Within the annexation boundary map, 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.

(d) Next to the boundary of the Property, a drawing of the contiguous boundary of the City and the contiguous boundary of any other municipality abutting the Property.

(e) A Surveyor's certificate prepared by a registered land surveyor that attests to the preparation of the map and certifies that the Property has at least one-sixth (1/6) contiguity to the City.

7. To the extent the Property or any portion thereof has not previously been so included, as an express condition of annexation of the Property to the City, Petitioner consents to the Property's inclusion into the Northern Colorado Water Conservancy District (the "**District**") and the municipal subdistrict (the "**Subdistrict**") pursuant to C.R.S. Section 37-45-136 (3.6). Upon inclusion into the District and Subdistrict, the 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 the Property. Petitioner waives any right which may exist to: (a) an election pursuant to Article X, Section 20, of the Colorado Constitution before the District and Subdistrict can impose mill levies and special assessments; and (b) a refund pursuant to Article X, Section 20, of the Colorado Constitution.

8. Petitioner has filed this Petition subject to, and Petitioner's consent to the City's annexation of the Property is conditioned upon satisfaction of, the following conditions, any one or more of which Petitioner may waive in its sole discretion:

(a) Concurrently with approving annexation of the Property, the City approves, in form and substance satisfactory to Petitioner, the following (the "**Approvals**"):

(i) As applicable pursuant to the Act and/or the City's land use regulations, and to the extent not previously accomplished: (A) an update to the City's three-mile plan with respect to the Property in accordance with Section 31-12-105(1)(e)(I) of the Act; and (B) prior to acting on Petitioner's zoning application, an amendment to the City's comprehensive plan to update the Long Range Expected Growth Area and Land Use Guidance Map to conform to Petitioner's requested zoning; and

(ii) Zoning for the Property that is substantially consistent with the application for zoning which Petitioner submits in connection with this Petition; and

(iii) Execution of an annexation and development agreement ("**Annexation Agreement**") which addresses, among other matters: (A) the general plan for development of the Property; and (B) the establishment of statutory vested property rights for a term greater than three years pursuant to Article 68, Title 24, C.R.S, on terms and conditions mutually acceptable to Petitioner and the City; and

(iv) Such ordinances and/or resolutions as may be required to implement provisions of the Annexation Agreement.

(b) Petitioner reserves the sole, exclusive and unilateral right to withdraw this Petition by so notifying the City Clerk in writing at any point prior to the latest to occur of:

(i) the latest final, non-appealable approval of the ordinance(s), resolution(s) or other actions granting the Approvals; or

(ii) final, non-appealable resolution of any: (A) legal proceeding or other action a third-party brings to directly or indirectly challenge annexation of the Property, any of the Approvals, or any of the City's ordinances, resolutions or other actions approving annexation of the Property or any of the Approvals; or (B) any third-party submits a petition for referendum seeking to reverse or nullify any of such ordinances.

(c) Prior to expiration of the period described in the foregoing Paragraph 8(b) without Petitioner having withdrawn this Petition, neither Petitioner nor the City shall cause or permit the occurrence of the conditions to effectiveness of the annexation as set forth in Section 31-12-113(2)(b) of the Act.

9. Except for the terms and conditions of this Petition and of the Annexation Agreement, which terms and conditions Petitioner expressly approves and therefore do not constitute an imposition of additional terms and conditions within the meaning of Sections 31-12-107(4), 110(2), 111 or 112(1) of the Act, Petitioner requests that no additional terms and conditions be imposed upon the City's annexation of the Property.

THEREFORE, Petitioner respectfully petitions and requests that Council approve annexation of the Property to the City in accordance with and pursuant to the statutes of the State of Colorado.

[*Signature pages and Exhibits follow this page*]

PROPERTY OWNER/PETITIONER

Windsor Renewal I, LLC
a Colorado limited liability company

By: _____
Name: Robert Walker
Title: Authorized Signatory

Date: 11/24, 2025

Petitioner's mailing address: 252 Clayton Street, 4th Floor Denver, CO 80206

Is Petitioner a resident of the Property? No

Legal description of land owned by Petitioner: *See* Exhibit A-2

EXHIBIT A-1
LEGAL DESCRIPTION OF PROPERTY

A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 35, WHENCE THE EAST LINE OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER BEARS NORTH 10°47'40" WEST A DISTANCE OF 1,148.16 FEET WITH ALL BEARINGS HEREIN AFTER RELATIVE THERETO;

THENCE NORTH 84°16'04" WEST, A DISTANCE OF 188.21 FEET TO THE **POINT OF BEGINNING**, BEING THE SOUTHWEST CORNER OF GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 2;

THENCE NORTH 87°18'49" WEST, A DISTANCE OF 83.86 FEET;

THENCE NORTH 02°41'11" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 87°18'49" EAST, A DISTANCE OF 58.71 FEET;

THENCE NORTH 02°41'11" EAST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 87°18'49" WEST, A DISTANCE OF 58.71 FEET;

THENCE NORTH 02°41'11" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 87°18'49" EAST, A DISTANCE OF 58.71 FEET;

THENCE NORTH 02°41'11" EAST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 87°18'49" WEST, A DISTANCE OF 58.71 FEET;

THENCE NORTH 02°41'11" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 87°18'49" EAST, A DISTANCE OF 83.86 FEET TO THE NORTHWEST CORNER OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 2;

THENCE, ALONG THE WESTERLY BOUNDARY OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 2, THE FOLLOWING NINE (9) COURSES;

1. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET;

2. SOUTH 87°18'49" EAST, A DISTANCE OF 18.13 FEET;

3. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET;

4. NORTH 87°18'49" WEST, A DISTANCE OF 18.13 FEET;

5. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET;

6. SOUTH 87°18'49" EAST, A DISTANCE OF 18.13 FEET;

7. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET;

8. NORTH 87°18'49" WEST, A DISTANCE OF 18.13 FEET;

9. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.016 ACRES, (676 SQUARE FEET), MORE OR LESS.

EXHIBIT A-2
LEGAL DESCRIPTION OF LAND OWNED BY PETITIONER

A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 35, WHENCE THE EAST LINE OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER BEARS NORTH 10°47'40" WEST A DISTANCE OF 1,148.16 FEET WITH ALL BEARINGS HEREIN AFTER RELATIVE THERETO;

THENCE NORTH 84°16'04" WEST, A DISTANCE OF 188.21 FEET TO THE **POINT OF BEGINNING**, BEING THE SOUTHWEST CORNER OF GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 2;

THENCE NORTH 87°18'49" WEST, A DISTANCE OF 83.86 FEET;

THENCE NORTH 02°41'11" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 87°18'49" EAST, A DISTANCE OF 58.71 FEET;

THENCE NORTH 02°41'11" EAST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 87°18'49" WEST, A DISTANCE OF 58.71 FEET;

THENCE NORTH 02°41'11" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 87°18'49" EAST, A DISTANCE OF 58.71 FEET;

THENCE NORTH 02°41'11" EAST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 87°18'49" WEST, A DISTANCE OF 58.71 FEET;

THENCE NORTH 02°41'11" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 87°18'49" EAST, A DISTANCE OF 83.86 FEET TO THE NORTHWEST CORNER OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 2;

THENCE, ALONG THE WESTERLY BOUNDARY OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 2, THE FOLLOWING NINE (9) COURSES;

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2. SOUTH 87°18'49" EAST, A DISTANCE OF 18.13 FEET;

3. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET;

4. NORTH 87°18'49" WEST, A DISTANCE OF 18.13 FEET;

5. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET;

6. SOUTH 87°18'49" EAST, A DISTANCE OF 18.13 FEET;

7. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET;

8. NORTH 87°18'49" WEST, A DISTANCE OF 18.13 FEET;

9. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.016 ACRES, (676 SQUARE FEET), MORE OR LESS.

Affidavit of Circulator
(Great Western Industrial Park Serial Annexation No. 3 of 15)

STATE OF COLORADO)
) ss.
COUNTY OF Denver)

CHRISTOPHER MORTON being first duly sworn, states upon oath that he/she is the circulator of the Petition for Annexation to which this Affidavit is attached and knows of his/her own knowledge that the signature of each Property Owner/Petitioner appearing on said Petition for Annexation 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 24th day of November, 2025, by Christopher Morton.

Witness my hand and official seal.

My commission expires: 2/25/26

CONSTANCE SMITH
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20104006392
MY COMMISSION EXPIRES FEBRUARY 25, 2026

Constance Smith
Notary Public

5970197.1

ANNEXATION NO. 3

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 35, WHENCE THE EAST LINE OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER BEARS NORTH 10°47’40” WEST A DISTANCE OF 1,148.16 FEET WITH ALL BEARINGS HEREIN AFTER RELATIVE THERETO;

THENCE NORTH 84°16’04” WEST, A DISTANCE OF 188.21 FEET TO THE **POINT OF BEGINNING**, BEING THE SOUTHWEST CORNER OF GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 2;

THENCE NORTH 87°18'49" WEST, A DISTANCE OF 83.86 FEET;

THENCE NORTH 02°41'11" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 87°18'49" EAST, A DISTANCE OF 58.71 FEET;

THENCE NORTH 02°41'11" EAST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 87°18'49" WEST, A DISTANCE OF 58.71 FEET;

THENCE NORTH 02°41'11" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 87°18'49" EAST, A DISTANCE OF 58.71 FEET;

THENCE NORTH 02°41'11" EAST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 87°18'49" WEST, A DISTANCE OF 58.71 FEET;

THENCE NORTH 02°41'11" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 87°18'49" EAST, A DISTANCE OF 83.86 FEET TO THE NORTHWEST CORNER OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 2;

THENCE, ALONG THE WESTERLY BOUNDARY OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 2, THE FOLLOWING NINE (9) COURSES;

1. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET;
2. SOUTH 87°18'49" EAST, A DISTANCE OF 18.13 FEET;
3. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET;
4. NORTH 87°18'49" WEST, A DISTANCE OF 18.13 FEET;
5. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET;
6. SOUTH 87°18'49" EAST, A DISTANCE OF 18.13 FEET;

7. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET;
8. NORTH 87°18'49" WEST, A DISTANCE OF 18.13 FEET;
9. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.016 ACRES, (676 SQUARE FEET), MORE OR LESS.

GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION MAP NO. 3 OF 15

TO THE CITY OF GREELEY, COLORADO

LOCATED IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35
TOWNSHIP 6 NORTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN
COUNTY OF WELD, STATE OF COLORADO
PROJECT NUMBER: ANX2025-0005

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

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THENCE NORTH 84°16'04" WEST, A DISTANCE OF 188.21 FEET TO THE POINT OF BEGINNING, BEING THE SOUTHWEST CORNER OF GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 2;

THENCE NORTH 87°18'49" WEST, A DISTANCE OF 83.86 FEET;
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THENCE SOUTH 87°18'49" EAST, A DISTANCE OF 58.71 FEET;
THENCE NORTH 02°41'11" EAST, A DISTANCE OF 2.00 FEET;
THENCE NORTH 87°18'49" WEST, A DISTANCE OF 58.71 FEET;
THENCE NORTH 02°41'11" EAST, A DISTANCE OF 2.00 FEET;
THENCE SOUTH 87°18'49" EAST, A DISTANCE OF 58.71 FEET;
THENCE NORTH 02°41'11" EAST, A DISTANCE OF 2.00 FEET;
THENCE NORTH 87°18'49" WEST, A DISTANCE OF 58.71 FEET;
THENCE NORTH 02°41'11" EAST, A DISTANCE OF 2.00 FEET;
THENCE SOUTH 87°18'49" EAST, A DISTANCE OF 83.86 FEET TO THE NORTHWEST CORNER OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 2;

THENCE, ALONG THE WESTERLY BOUNDARY OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 2, THE FOLLOWING NINE (9) COURSES;

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3. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET;
4. NORTH 87°18'49" WEST, A DISTANCE OF 18.13 FEET;
5. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET;
6. SOUTH 87°18'49" EAST, A DISTANCE OF 18.13 FEET;
7. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET;
8. NORTH 87°18'49" WEST, A DISTANCE OF 18.13 FEET;
9. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 0.016 ACRES, (676 SQUARE FEET), MORE OR LESS.

SIGNATURE OF OWNER _____ DATE _____

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____ A.D. _____

STATE OF COLORADO)
CITY OF GREELEY)
WELD COUNTY)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____DAY OF 20_____

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

CONTIGUITY

TOTAL PERIMETER BEING ANNEXED = 495.08'
MINIMUM REQUIRED CONTIGUITY = 82.51'
TOTAL PERIMETER CONTIGUOUS TO CITY OF GREELEY = 82.52'
CONTIGUOUS PERIMETER PERCENTAGE = 16.67%
TOTAL ANNEXED AREA = 676 SQ. FT. OR 0.016 ACRES, MORE OR LESS

STATEMENT OF INTENT

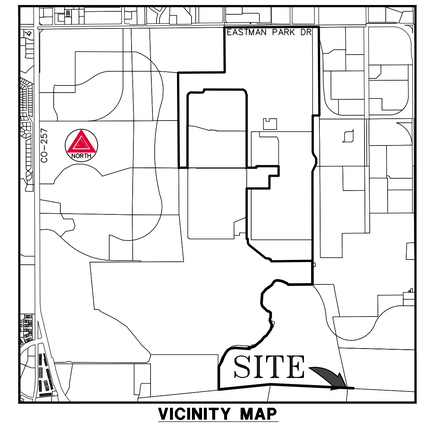
THE LANDOWNERS OF THE PROPERTY DESCRIBED IN THE **GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION MAP NOS. 1–15**, SUCH LANDOWNERS OWNING 100% OF SUCH PROPERTY, INTEND TO ANNEX THEIR PROPERTY INTO THE CITY OF GREELEY.

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE ASSUMED AND ARE BASED ON THE EAST LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35, WHICH BEARS NORTH 10°47'40" WEST, A DISTANCE OF 1148.16 FEET.

2. UNITS SHOWN HEREON ARE IN U.S. SURVEY FEET.

3. THIS ANNEXATION MAP HAS BEEN PREPARED FROM RECORD INFORMATION AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY.

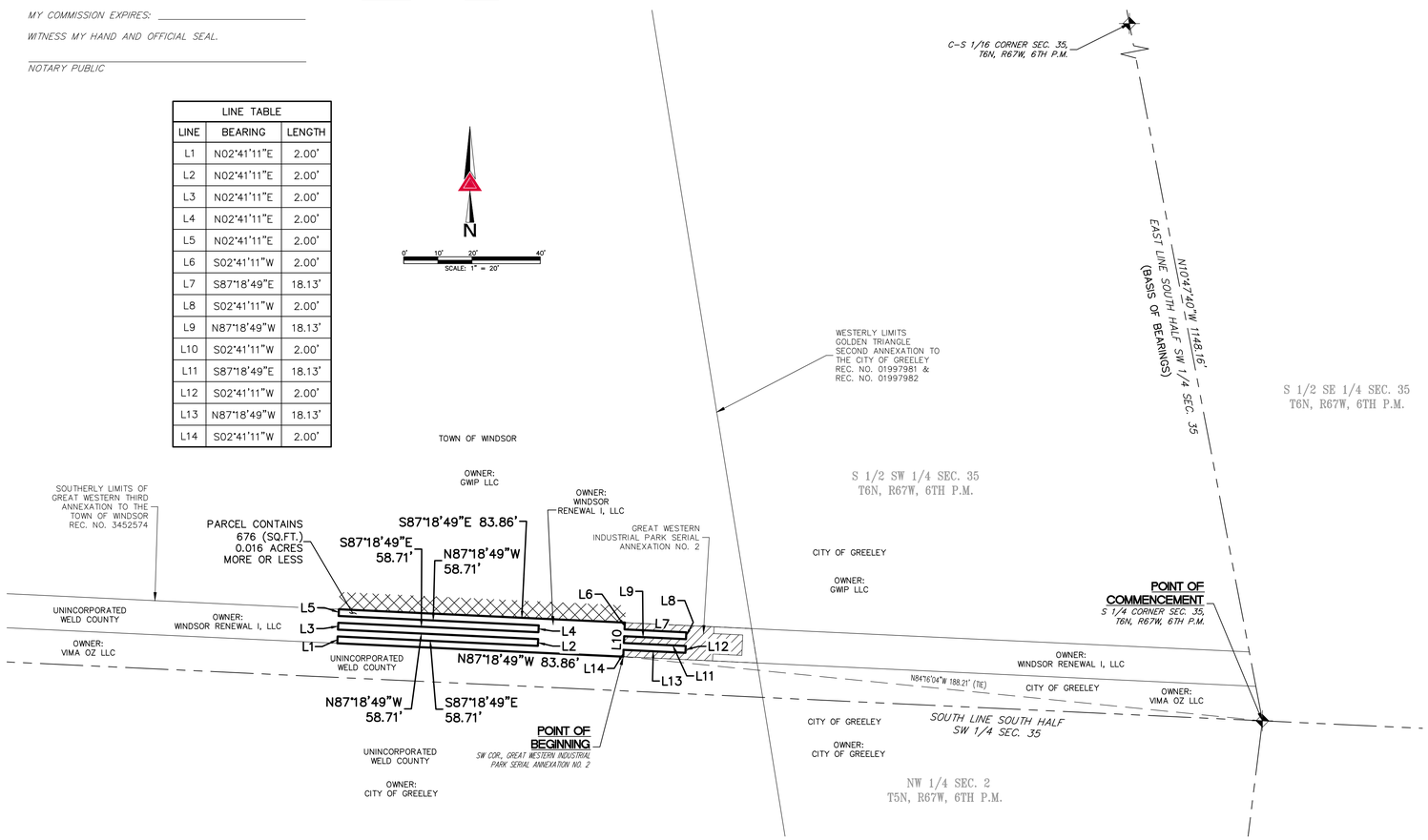


VICINITY MAP
SCALE 1" = 2000'

LEGEND

- ALIQUOT CORNER AS NOTED
- ANNEXATION PARCEL BOUNDARY
- SECTION LINE
- EXISTING CITY OF GREELEY LIMITS
- EXISTING TOWN OF WINDSOR LIMITS

LINE TABLE		
LINE	BEARING	LENGTH
L1	N02°41'11"E	2.00'
L2	N02°41'11"E	2.00'
L3	N02°41'11"E	2.00'
L4	N02°41'11"E	2.00'
L5	N02°41'11"E	2.00'
L6	S02°41'11"W	2.00'
L7	S87°18'49"E	18.13'
L8	S02°41'11"W	2.00'
L9	N87°18'49"W	18.13'
L10	S02°41'11"W	2.00'
L11	S87°18'49"E	18.13'
L12	S02°41'11"W	2.00'
L13	N87°18'49"W	18.13'
L14	S02°41'11"W	2.00'



CERTIFICATE OF APPROVAL BY THE COMMUNITY DEVELOPMENT DIRECTOR

APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR ON THIS _____ DAY

OF _____, 20 _____.

_____
DIRECTOR OF COMMUNITY DEVELOPMENT

CERTIFICATE OF APPROVAL BY THE DEVELOPMENT REVIEW MANAGER

APPROVED BY THE DEVELOPMENT REVIEW MANAGER ON THIS _____ DAY

OF _____, 20 _____.

_____
DEVELOPMENT REVIEW MANAGER

CITY COUNCIL APPROVAL

APPROVED BY THE GREELEY CITY COUNCIL ON THIS _____ DAY

OF _____, 20 _____.

PLANNING COMMISSION RECOMMENDATION

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

OF _____, 20 _____.

SURVEYOR'S CERTIFICATE

I, JAMES E. LYNCH, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS ANNEXATION MAP WAS PREPARED UNDER MY DIRECT SUPERVISION; AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THIS MAP ACCURATELY DELINEATES THE PARCEL OF LAND TO BE ANNEXED TO THE CITY OF GREELEY, COLORADO; AND THAT AT LEAST ONE SIXTH (1/6) OF THE BOUNDARY OF SAID PARCEL IS CONTIGUOUS TO THE PRESENT BOUNDARY OF THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

JAMES E. LYNCH
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR No. 37933
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS ANNEXATION MAP WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS ANNEXATION MAP BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

SCALE	DRN	DATE
1"=20'	JEL	11/18/2025
	RDS	

DATE	BY	REVISION DESCRIPTION

AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEX. 3
S 1/2, SW 1/4, SEC. 35, T6N, R67W, 6TH P.M.
WELD COUNTY, COLORADO

PREPARED FOR
REDLAND
1500 WEST CANAL COURT, LITTLETON, CO 80120

SHEET 1 OF 1 SHEETS

JOB NO. 54825-07

Council Agenda Summary

March 17, 2026
Key Staff Contact: Donald Threewitt, Interim Director of Community Development, Michael Franke, Planner III

Title:

A resolution finding substantial compliance with State Annexation laws for the properties collectively known as ANX2025-0004, Great Western Industrial Park (GWIP) Annexation No. 4, located generally south of Eastman Park Drive, east of State Highway 257, west of Great Western Drive, and north of Weld County Road 62 1/4, into the City of Greeley, the subject site is comprised of 0.059 acres

Summary:

The property owner and applicant, Windsor Renewal LLC, have petitioned the City to annex a total of 325.85 acres of unincorporated property known as the Great Western Industrial Park (GWIP) No. 1 through No. 15 annexations. The annexations consist of five parcels: Parcel No. 080726200026, Parcel No. 080726300026, Parcel No. 080726300027, Parcel No 080735200035, and Parcel No. 080726200012.

City staff requests that the City Council adopt the resolution finding substantial compliance with State Annexation laws for the properties, and set the public hearing for May 5, 2026.

Fiscal Impact:

City staff anticipate minimal immediate financial impacts associated with the annexation, aside from potential considerations for emergency response.

Legal Issues:

None

Other issues and Considerations:

None

Strategic Focus Area:

Community Vitality

Decision Options:

1. Adopt the resolution as presented; or
2. Amend the resolution and adopt as amended; or
3. Deny the resolution; or
4. Continue consideration of the resolution to a certain date.

Council's Recommended Action:

Adopt the resolution.

Attachments:

1. Resolution No. 28, 2026 with Exhibit A
2. Annexation Petition No. 4 with Legal Description and Map

CITY OF GREELEY, COLORADO

RESOLUTION NO. 28, 2026

A RESOLUTION FINDING SUBSTANTIAL COMPLIANCE WITH STATE ANNEXATION LAWS FOR PROPERTY KNOWN AS "GREAT WESTERN INDUSTRIAL PARK (GWIP) ANNEXATION NO. 4," LOCATED GENERALLY SOUTH OF EASTMAN PARK DRIVE, EAST OF STATE HIGHWAY 257, WEST OF GREAT WESTERN DRIVE, AND NORTH OF WELD COUNTY ROAD 62 1/4, INTO THE CITY OF GREELEY. THE SUBJECT SITE IS COMPRISED OF 0.059 ACRES.

WHEREAS, Windsor Renewal I, LLC has submitted an annexation petition to the City of Greeley for annexation of property located generally South of Eastman Park Drive, West of Great Western Drive, and North of Weld County Road 64 1/4, more particularly described in the attached Exhibit A;

WHEREAS, the City of Greeley staff has found the annexation petition to be in substantial compliance with C.R.S. §§ 31-12-107(1); and

WHEREAS, City staff desires that the City Council establish a date, time, and place to hold a hearing to determine if the proposed annexation complies with Section 30 of article II of the state constitution and C.R.S. §§ 31-12-104 and -105, or such parts thereof, to establish eligibility for annexation to the City of Greeley; and

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

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

1. The annexation petition is found to substantially comply with C.R.S. § 31-12-107(1).

2. The public hearing for consideration of the proposed annexation petition is hereby set for May 5, 2026, at the City Council Chambers, City Center - South, 1001 11th Avenue, Greeley, Colorado, during a regular City Council meeting beginning at 6:00 p.m.

3. The City Clerk is hereby authorized to publish and notify required parties pursuant to the procedures set forth in C.R.S. §31-12-108(2).

4. This resolution shall become effective immediately upon its passage.

PASSED, AND ADOPTED, SIGNED AND APPROVED this ____ day of _____, 2026.

ATTEST: **THE CITY OF GREELEY, COLORADO**

By: _____ **By: _____**

City Clerk **Mayor**

Exhibit A – Legal Description

A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 35, WHENCE THE EAST LINE OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER BEARS NORTH 10°47’40” WEST A DISTANCE OF 1,148.16 FEET WITH ALL BEARINGS HEREIN AFTER RELATIVE THERETO;

THENCE NORTH 85°12’24” WEST, A DISTANCE OF 271.98 FEET TO THE **POINT OF BEGINNING**, BEING THE SOUTHWEST CORNER OF GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 3;

THENCE NORTH 87°18'49" WEST, A DISTANCE OF 296.44 FEET;

THENCE NORTH 02°41'11" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 87°18'49" EAST, A DISTANCE OF 155.25 FEET;

THENCE NORTH 02°41'11" EAST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 87°18'49" WEST, A DISTANCE OF 155.25 FEET;

THENCE NORTH 02°41'11" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 87°18'49" EAST, A DISTANCE OF 155.25 FEET;

THENCE NORTH 02°41'11" EAST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 87°18'49" WEST, A DISTANCE OF 155.25 FEET;

THENCE NORTH 02°41'11" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 87°18'49" EAST, A DISTANCE OF 296.44 FEET TO THE NORTHWEST CORNER OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 3;

THENCE, ALONG THE WESTERLY BOUNDARY OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 3, THE FOLLOWING NINE (9) COURSES;

1. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET;
2. SOUTH 87°18'49" EAST, A DISTANCE OF 58.71 FEET;
3. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET;
4. NORTH 87°18'49" WEST, A DISTANCE OF 58.71 FEET;
5. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET;
6. SOUTH 87°18'49" EAST, A DISTANCE OF 58.71 FEET;
7. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET;
8. NORTH 87°18'49" WEST, A DISTANCE OF 58.71 FEET;
9. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.059 ACRES, (2,578 SQUARE FEET), MORE OR LESS.

PETITION FOR ANNEXATION
(GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 4 OF 15)

To: The Mayor and City Council of the City of Greeley, Colorado:

The undersigned ("**Petitioner**"), in accordance with the Municipal Annexation Act of 1965, Article 12, Title 31, Part 1, Colorado Revised Statutes, as amended (the "**Act**"), hereby petitions (this "**Petition**") the City Council of the City of Greeley, Colorado (the "**Council**") for annexation to the City of Greeley (the "**City**") of the land located in the County of Weld, State of Colorado, as more particularly described in Exhibit A-1, attached hereto and incorporated herein by this reference (the "**Property**").

In support of this Petition, Petitioner alleges as follows:

1. It is desirable and necessary that the Property be annexed to the City.

2. The condition set forth in Section 30(1)(b) of Article II of the Colorado Constitution has been met, the provisions of Section 30 of Article II of the Colorado Constitution have been complied with, and the requirements of Sections 31-12-104 and 31-12-105 of the Act exist or have been met in that:

(a) Pursuant to Section 31-12-104(1)(a) of the Act, not less than one-sixth of the perimeter of the Property is contiguous with the City's boundary as established by the prior annexation in this serial annexation.

(b) Contiguity is not established by use of any boundary:

(i) of an area previously annexed to the City that, at the time of its annexation, was not contiguous at any point with the City's boundary, was not otherwise in compliance with Section 31-12-104(1)(a) of the Act, and was located more than three miles from the City's nearest boundary ("**Non-Contiguous Area**"); or

(ii) of territory subsequently annexed directly to, or indirectly connected through subsequent annexations to, a Non-Contiguous Area.

(c) A community of interest exists between the Property and the City.

(d) The Property is urban or will be urbanized in the near future.

(e) The Property is integrated or is capable of being integrated with the City.

(f) In establishing the boundaries of the Property, 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:

(i) has been divided into separate parts or parcels without the written consent of the landowners thereof unless such tracts or parcels are separated by a dedicated street, road or other public way; or

(ii) comprising twenty acres or more (which, together with the buildings and improvements situated thereon has a valuation for assessment in excess of two hundred thousand dollars for ad valorem tax purposes for the year next preceding the annexation) is included without the written consent of the landowners.

(g) The Property is not presently a part of any incorporated city, city and county, or town; no proceedings have been commenced for incorporation or annexation of part or all of the Property to another municipality; nor has any election for annexation of the Property or substantially the same territory to the City been held within the twelve months immediately preceding the filing of this Petition.

(h) Annexation of the Property will not result in the detachment of area from any school district and the attachment of the same to another school district.

(i) Except to the extent necessary to avoid dividing parcels within the Property held in identical ownership, at least fifty percent of which are within the three mile limit, annexation of the Property will not have the effect of extending a municipal boundary more than three miles in any direction from any point of the City boundary in any one year.

(j) In establishing the boundaries of the Property, if a portion of a platted street or alley is annexed, the entire width of said street or alley is included, and annexation of the Property will not result in the denial of reasonable access to any landowner, owner of an easement, or owner of a franchise adjoining a platted street or alley which has been annexed by the City but is not bounded on both sides by the City.

3. Petitioner comprises more than fifty percent of the landowners of the Property and owns more than fifty percent of the Property, excluding public streets and alleys and any land owned by the City.

4. The mailing address of Petitioner and the date of signing of Petitioner's signature are shown on this Petition.

5. The legal description of the land owned by Petitioner is set forth in Exhibit A-2 attached to this Petition.

6. Accompanying this Petition are the original and four copies of an annexation boundary map in the form required by Section 31-12-107(1)(d) of the Act and containing the following information:

(a) A written legal description of the boundaries of the Property.

(b) A map showing the boundary of the Property.

(c) Within the annexation boundary map, 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.

(d) Next to the boundary of the Property, a drawing of the contiguous boundary of the City and the contiguous boundary of any other municipality abutting the Property.

(e) A Surveyor's certificate prepared by a registered land surveyor that attests to the preparation of the map and certifies that the Property has at least one-sixth (1/6) contiguity to the City.

7. To the extent the Property or any portion thereof has not previously been so included, as an express condition of annexation of the Property to the City, Petitioner consents to the Property's inclusion into the Northern Colorado Water Conservancy District (the "**District**") and the municipal subdistrict (the "**Subdistrict**") pursuant to C.R.S. Section 37-45-136 (3.6). Upon inclusion into the District and Subdistrict, the 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 the Property. Petitioner waives any right which may exist to: (a) an election pursuant to Article X, Section 20, of the Colorado Constitution before the District and Subdistrict can impose mill levies and special assessments; and (b) a refund pursuant to Article X, Section 20, of the Colorado Constitution.

8. Petitioner has filed this Petition subject to, and Petitioner's consent to the City's annexation of the Property is conditioned upon satisfaction of, the following conditions, any one or more of which Petitioner may waive in its sole discretion:

(a) Concurrently with approving annexation of the Property, the City approves, in form and substance satisfactory to Petitioner, the following (the "**Approvals**"):

(i) As applicable pursuant to the Act and/or the City's land use regulations, and to the extent not previously accomplished: (A) an update to the City's three-mile plan with respect to the Property in accordance with Section 31-12-105(1)(e)(I) of the Act; and (B) prior to acting on Petitioner's zoning application, an amendment to the City's comprehensive plan to update the Long Range Expected Growth Area and Land Use Guidance Map to conform to Petitioner's requested zoning; and

(ii) Zoning for the Property that is substantially consistent with the application for zoning which Petitioner submits in connection with this Petition; and

(iii) Execution of an annexation and development agreement ("**Annexation Agreement**") which addresses, among other matters: (A) the general plan for development of the Property; and (B) the establishment of statutory vested property rights for a term greater than three years pursuant to Article 68, Title 24, C.R.S, on terms and conditions mutually acceptable to Petitioner and the City; and

(iv) Such ordinances and/or resolutions as may be required to implement provisions of the Annexation Agreement.

(b) Petitioner reserves the sole, exclusive and unilateral right to withdraw this Petition by so notifying the City Clerk in writing at any point prior to the latest to occur of:

(i) the latest final, non-appealable approval of the ordinance(s), resolution(s) or other actions granting the Approvals; or

(ii) final, non-appealable resolution of any: (A) legal proceeding or other action a third-party brings to directly or indirectly challenge annexation of the Property, any of the Approvals, or any of the City's ordinances, resolutions or other actions approving annexation of the Property or any of the Approvals; or (B) any third-party submits a petition for referendum seeking to reverse or nullify any of such ordinances.

(c) Prior to expiration of the period described in the foregoing Paragraph 8(b) without Petitioner having withdrawn this Petition, neither Petitioner nor the City shall cause or permit the occurrence of the conditions to effectiveness of the annexation as set forth in Section 31-12-113(2)(b) of the Act.

9. Except for the terms and conditions of this Petition and of the Annexation Agreement, which terms and conditions Petitioner expressly approves and therefore do not constitute an imposition of additional terms and conditions within the meaning of Sections 31-12-107(4), 110(2), 111 or 112(1) of the Act, Petitioner requests that no additional terms and conditions be imposed upon the City's annexation of the Property.

THEREFORE, Petitioner respectfully petitions and requests that Council approve annexation of the Property to the City in accordance with and pursuant to the statutes of the State of Colorado.

[*Signature pages and Exhibits follow this page*]

PROPERTY OWNER/PETITIONER

Windsor Renewal I, LLC
a Colorado limited liability company

By: _____
Name: Robert Walker
Title: Authorized Signatory

Date: 11/24, 2025

Petitioner's mailing address: 252 Clayton Street, 4th Floor Denver, CO 80206

Is Petitioner a resident of the Property? No

Legal description of land owned by Petitioner: *See* Exhibit A-2

EXHIBIT A-1
LEGAL DESCRIPTION OF PROPERTY

A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 35, WHENCE THE EAST LINE OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER BEARS NORTH 10°47'40" WEST A DISTANCE OF 1,148.16 FEET WITH ALL BEARINGS HEREIN AFTER RELATIVE THERETO;

THENCE NORTH 85°12'24" WEST, A DISTANCE OF 271.98 FEET TO THE **POINT OF BEGINNING**, BEING THE SOUTHWEST CORNER OF GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 3;

THENCE NORTH 87°18'49" WEST, A DISTANCE OF 296.44 FEET;

THENCE NORTH 02°41'11" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 87°18'49" EAST, A DISTANCE OF 155.25 FEET;

THENCE NORTH 02°41'11" EAST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 87°18'49" WEST, A DISTANCE OF 155.25 FEET;

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THENCE NORTH 87°18'49" WEST, A DISTANCE OF 155.25 FEET;

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THENCE SOUTH 87°18'49" EAST, A DISTANCE OF 296.44 FEET TO THE NORTHWEST CORNER OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 3;

THENCE, ALONG THE WESTERLY BOUNDARY OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 3, THE FOLLOWING NINE (9) COURSES;

1. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET;

2. SOUTH 87°18'49" EAST, A DISTANCE OF 58.71 FEET;

3. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET;

4. NORTH 87°18'49" WEST, A DISTANCE OF 58.71 FEET;

5. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET;

6. SOUTH 87°18'49" EAST, A DISTANCE OF 58.71 FEET;

7. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET;

8. NORTH 87°18'49" WEST, A DISTANCE OF 58.71 FEET;

9. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.059 ACRES, (2,578 SQUARE FEET), MORE OR LESS.

EXHIBIT A-2
LEGAL DESCRIPTION OF LAND OWNED BY PETITIONER

A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

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THENCE SOUTH 87°18'49" EAST, A DISTANCE OF 155.25 FEET;

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THENCE NORTH 02°41'11" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 87°18'49" EAST, A DISTANCE OF 296.44 FEET TO THE NORTHWEST CORNER OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 3;

THENCE, ALONG THE WESTERLY BOUNDARY OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 3, THE FOLLOWING NINE (9) COURSES;

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3. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET;
4. NORTH 87°18'49" WEST, A DISTANCE OF 58.71 FEET;
5. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET;
6. SOUTH 87°18'49" EAST, A DISTANCE OF 58.71 FEET;
7. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET;
8. NORTH 87°18'49" WEST, A DISTANCE OF 58.71 FEET;
9. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.059 ACRES, (2,578 SQUARE FEET), MORE OR LESS.

Affidavit of Circulator
(Great Western Industrial Park Serial Annexation No. 4 of 15)

STATE OF COLORADO)
) ss.
COUNTY OF Denver)

Christopher Morton being first duly sworn, states upon oath that he/she is the circulator of the Petition for Annexation to which this Affidavit is attached and knows of his/her own knowledge that the signature of each Property Owner/Petitioner appearing on said Petition for Annexation 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 24th day of November, 2025, by Christopher Morton.

Witness my hand and official seal.

My commission expires: 2/25/26

CONSTANCE SMITH
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20104006392
MY COMMISSION EXPIRES FEBRUARY 25, 2026

Constance Smith
Notary Public

5970200.1

ANNEXATION NO. 4

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

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THENCE SOUTH 87°18'49" EAST, A DISTANCE OF 155.25 FEET;

THENCE NORTH 02°41'11" EAST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 87°18'49" WEST, A DISTANCE OF 155.25 FEET;

THENCE NORTH 02°41'11" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 87°18'49" EAST, A DISTANCE OF 155.25 FEET;

THENCE NORTH 02°41'11" EAST, A DISTANCE OF 2.00 FEET;

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THENCE, ALONG THE WESTERLY BOUNDARY OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 3, THE FOLLOWING NINE (9) COURSES;

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3. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET;
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5. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET;
6. SOUTH 87°18'49" EAST, A DISTANCE OF 58.71 FEET;

7. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET;
8. NORTH 87°18'49" WEST, A DISTANCE OF 58.71 FEET;
9. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.059 ACRES, (2,578 SQUARE FEET), MORE OR LESS.

GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION MAP NO. 4 OF 15

TO THE CITY OF GREELEY, COLORADO

LOCATED IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35
TOWNSHIP 6 NORTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN
COUNTY OF WELD, STATE OF COLORADO
PROJECT NUMBER: ANX2025-0004

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

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THENCE, ALONG THE WESTERLY BOUNDARY OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 3, THE FOLLOWING NINE (9) COURSES;

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8. NORTH 87°18'49" WEST, A DISTANCE OF 58.71 FEET;
9. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 0.059 ACRES, (2,578 SQUARE FEET), MORE OR LESS.

SIGNATURE OF OWNER _____ DATE _____

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____ A.D. _____

STATE OF COLORADO)
CITY OF GREELEY)
WELD COUNTY)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____DAY OF 20_____

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

STATEMENT OF INTENT

THE LANDOWNERS OF THE PROPERTY DESCRIBED IN THE **GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION MAP NOS. 1-15**, SUCH LANDOWNERS OWNING 100% OF SUCH PROPERTY, INTEND TO ANNEX THEIR PROPERTY INTO THE CITY OF GREELEY.

CERTIFICATE OF APPROVAL BY THE COMMUNITY DEVELOPMENT DIRECTOR

APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR ON THIS _____ DAY OF _____, 20 _____.

DIRECTOR OF COMMUNITY DEVELOPMENT

CERTIFICATE OF APPROVAL BY THE DEVELOPMENT REVIEW MANAGER

APPROVED BY THE DEVELOPMENT REVIEW MANAGER ON THIS _____ DAY OF _____, 20 _____.

DEVELOPMENT REVIEW MANAGER

CITY COUNCIL APPROVAL

APPROVED BY THE GREELEY CITY COUNCIL ON THIS _____ DAY

OF _____, 20 _____.

PLANNING COMMISSION RECOMMENDATION

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

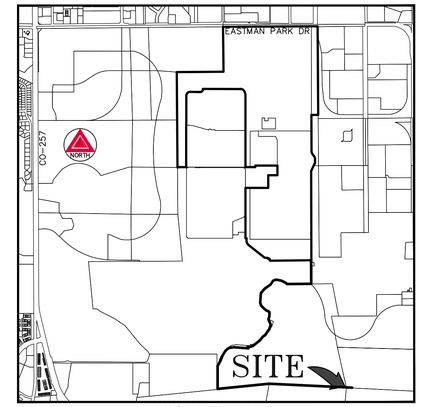
OF _____, 20 _____.

SURVEYOR'S CERTIFICATE

I, JAMES E. LYNCH, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS ANNEXATION MAP WAS PREPARED UNDER MY DIRECT SUPERVISION; AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THIS MAP ACCURATELY DELINEATES THE PARCEL OF LAND TO BE ANNEXED TO THE CITY OF GREELEY, COLORADO; AND THAT AT LEAST ONE SIXTH (1/6) OF THE BOUNDARY OF SAID PARCEL IS CONTIGUOUS TO THE PRESENT BOUNDARY OF THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

JAMES E. LYNCH
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR No. 37933
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS ANNEXATION MAP WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS ANNEXATION MAP BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.



VICINITY MAP
SCALE 1" = 2000'

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE ASSUMED AND ARE BASED ON THE EAST LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35, WHICH BEARS NORTH 10°47'40" WEST, A DISTANCE OF 1148.16 FEET.

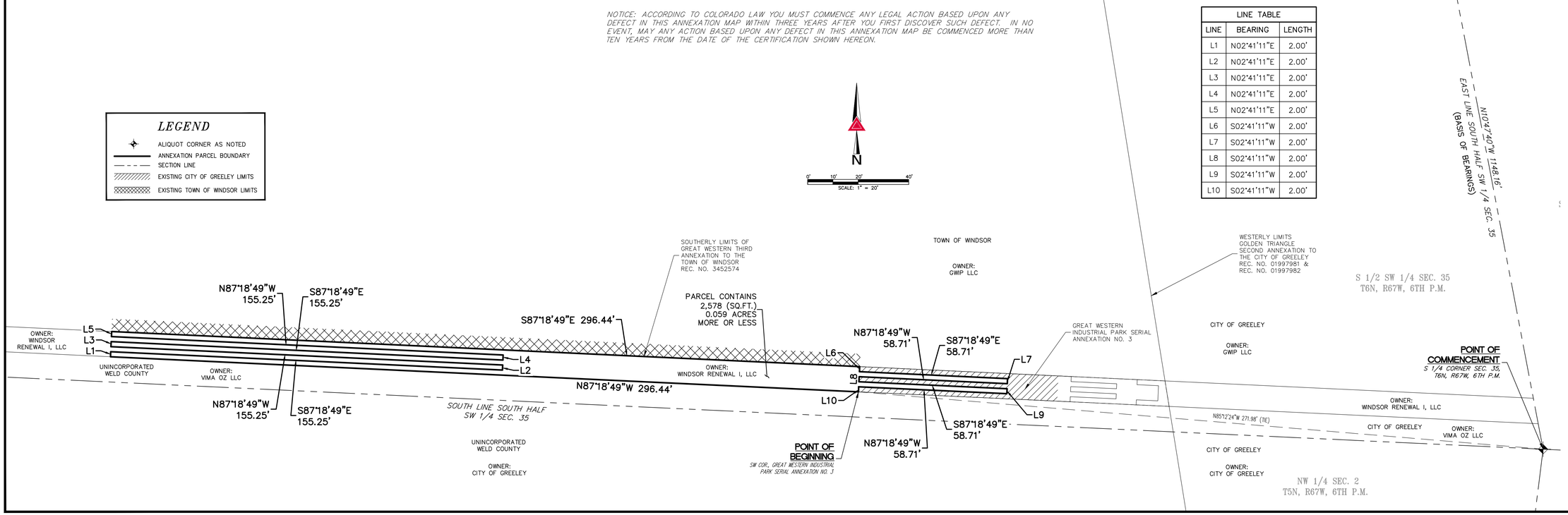
2. UNITS SHOWN HEREON ARE IN U.S. SURVEY FEET.

3. THIS ANNEXATION MAP HAS BEEN PREPARED FROM RECORD INFORMATION AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY.

CONTIGUITY

TOTAL PERIMETER BEING ANNEXED = 1468.72'
MINIMUM REQUIRED CONTIGUITY = 244.79'
TOTAL PERIMETER CONTIGUOUS TO CITY OF GREELEY = 244.84'
CONTIGUOUS PERIMETER PERCENTAGE = 16.67%
TOTAL ANNEXED AREA = 2,578 SQ. FT. OR 0.059 ACRES, MORE OR LESS

LINE TABLE		
LINE	BEARING	LENGTH
L1	N02°41'11"E	2.00'
L2	N02°41'11"E	2.00'
L3	N02°41'11"E	2.00'
L4	N02°41'11"E	2.00'
L5	N02°41'11"E	2.00'
L6	S02°41'11"W	2.00'
L7	S02°41'11"W	2.00'
L8	S02°41'11"W	2.00'
L9	S02°41'11"W	2.00'
L10	S02°41'11"W	2.00'



SCALE	DRN	DATE
1"=20'	JEL	11/18/2025
	RDS	

DATE	BY	REVISION DESCRIPTION

AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEX. 4
S 1/2, SW 1/4, SEC. 35, T6N, R67W, 6TH P.M.
WELD COUNTY, COLORADO

PREPARED FOR
REDLAND
1500 WEST CANAL COURT, LITTLETON, CO 80120

SHEET 1 OF 1 SHEETS

JOB NO. 54825-07

Council Agenda Summary

March 17, 2026
Key Staff Contact: Donald Threewitt, Interim Director of Community Development, Michael Franke, Planner III

Title:

Resolution finding substantial compliance with State Annexation laws for the properties collectively known as ANX2025-0012, Great Western Industrial Park (GWIP) Annexation No. 5, located generally south of Eastman Park Drive, east of State Highway 257, west of Great Western Drive, and north of Weld County Road 62 1/4, into the City of Greeley, the subject site is comprised of 0.255 acres

Summary:

The property owner and applicant, Windsor Renewal LLC, have petitioned the City to annex a total of 325.85 acres of unincorporated property known as the Great Western Industrial Park (GWIP) No. 1 through No. 15 annexations. The annexations consist of five parcels: Parcel No. 080726200026, Parcel No. 080726300026, Parcel No. 080726300027, Parcel No 080735200035, and Parcel No. 080726200012.

City staff requests that the City Council adopt the resolution finding substantial compliance with State Annexation laws for the properties, and set the public hearing for May 5, 2026.

Fiscal Impact:

City staff anticipate minimal immediate financial impacts associated with the annexation, aside from potential considerations for emergency response.

Legal Issues:

None

Other issues and Considerations:

None

Strategic Focus Area:

Community Vitality

Decision Options:

1. Adopt the resolution as presented; or
2. Amend the resolution and adopt as amended; or
3. Deny the resolution; or
4. Continue consideration of the resolution to a certain date.

Council's Recommended Action:

Adopt the resolution.

Attachments:

1. Resolution No. 29, 2026 with Exhibit A
2. Annexation Petition No. 5 with Legal Description and Map

CITY OF GREELEY, COLORADO

RESOLUTION NO. 29, 2026

A RESOLUTION FINDING SUBSTANTIAL COMPLIANCE WITH STATE ANNEXATION LAWS FOR PROPERTY KNOWN AS "GREAT WESTERN INDUSTRIAL PARK (GWIP) ANNEXATION NO. 5," LOCATED GENERALLY SOUTH OF EASTMAN PARK DRIVE, EAST OF STATE HIGHWAY 257, WEST OF GREAT WESTERN DRIVE, AND NORTH OF WELD COUNTY ROAD 62 1/4, INTO THE CITY OF GREELEY. THE SUBJECT SITE IS COMPRISED OF 0.255 ACRES.

WHEREAS, Windsor Renewal I, LLC has submitted an annexation petition to the City of Greeley for annexation of property located generally South of Eastman Park Drive, West of Great Western Drive, and North of Weld County Road 64 1/4, more particularly described in the attached Exhibit A;

WHEREAS, the City of Greeley staff has found the annexation petition to be in substantial compliance with C.R.S. §§ 31-12-107(1); and

WHEREAS, City staff desires that the City Council establish a date, time, and place to hold a hearing to determine if the proposed annexation complies with Section 30 of article II of the state constitution and C.R.S. §§ 31-12-104 and -105, or such parts thereof, to establish eligibility for annexation to the City of Greeley; and

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

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

1. The annexation petition is found to substantially comply with C.R.S. § 31-12-107(1).

2. The public hearing for consideration of the proposed annexation petition is hereby set for May 5, 2026, at the City Council Chambers, City Center - South, 1001 11th Avenue, Greeley, Colorado, during a regular City Council meeting beginning at 6:00 p.m.

3. The City Clerk is hereby authorized to publish and notify required parties pursuant to the procedures set forth in C.R.S. §31-12-108(2).

4. This resolution shall become effective immediately upon its passage.

PASSED, AND ADOPTED, SIGNED AND APPROVED this ____ day of _____, 2026.

ATTEST: **THE CITY OF GREELEY, COLORADO**

By: _____ By: _____

City Clerk **Mayor**

Exhibit A – Legal Description

A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 35, WHENCE THE EAST LINE OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER BEARS NORTH 10°47’40” WEST A DISTANCE OF 1,148.16 FEET WITH ALL BEARINGS HEREIN AFTER RELATIVE THERETO;

THENCE NORTH 86°18’20” WEST, A DISTANCE OF 568.33 FEET TO THE **POINT OF BEGINNING**, BEING THE SOUTHWEST CORNER OF GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 4;

THENCE NORTH 87°18'49" WEST, A DISTANCE OF 1,135.27 FEET;

THENCE NORTH 02°41'11" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 87°18'49" EAST, A DISTANCE OF 218.52 FEET;

THENCE NORTH 02°41'11" EAST, A DISTANCE OF 2.00 FEET;

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THENCE SOUTH 87°18'49" EAST, A DISTANCE OF 1,135.27 FEET TO THE NORTHWEST CORNER OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 4;

THENCE, ALONG THE WESTERLY BOUNDARY OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 4, THE FOLLOWING NINE (9) COURSES;

1. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET;
2. SOUTH 87°18'49" EAST, A DISTANCE OF 155.25 FEET;
3. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET;
4. NORTH 87°18'49" WEST, A DISTANCE OF 155.25 FEET;
5. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET;
6. SOUTH 87°18'49" EAST, A DISTANCE OF 155.25 FEET;
7. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET;
8. NORTH 87°18'49" WEST, A DISTANCE OF 155.25 FEET;
9. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.255 ACRES, (11,099 SQUARE FEET), MORE OR LESS.

PETITION FOR ANNEXATION
(GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 5 OF 15)

To: The Mayor and City Council of the City of Greeley, Colorado:

The undersigned ("**Petitioner**"), in accordance with the Municipal Annexation Act of 1965, Article 12, Title 31, Part 1, Colorado Revised Statutes, as amended (the "**Act**"), hereby petitions (this "**Petition**") the City Council of the City of Greeley, Colorado (the "**Council**") for annexation to the City of Greeley (the "**City**") of the land located in the County of Weld, State of Colorado, as more particularly described in Exhibit A-1, attached hereto and incorporated herein by this reference (the "**Property**").

In support of this Petition, Petitioner alleges as follows:

1. It is desirable and necessary that the Property be annexed to the City.

2. The condition set forth in Section 30(1)(b) of Article II of the Colorado Constitution has been met, the provisions of Section 30 of Article II of the Colorado Constitution have been complied with, and the requirements of Sections 31-12-104 and 31-12-105 of the Act exist or have been met in that:

(a) Pursuant to Section 31-12-104(1)(a) of the Act, not less than one-sixth of the perimeter of the Property is contiguous with the City's boundary as established by the prior annexation in this serial annexation.

(b) Contiguity is not established by use of any boundary:

(i) of an area previously annexed to the City that, at the time of its annexation, was not contiguous at any point with the City's boundary, was not otherwise in compliance with Section 31-12-104(1)(a) of the Act, and was located more than three miles from the City's nearest boundary ("**Non-Contiguous Area**"); or

(ii) of territory subsequently annexed directly to, or indirectly connected through subsequent annexations to, a Non-Contiguous Area.

(c) A community of interest exists between the Property and the City.

(d) The Property is urban or will be urbanized in the near future.

(e) The Property is integrated or is capable of being integrated with the City.

(f) In establishing the boundaries of the Property, 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:

(i) has been divided into separate parts or parcels without the written consent of the landowners thereof unless such tracts or parcels are separated by a dedicated street, road or other public way; or

(ii) comprising twenty acres or more (which, together with the buildings and improvements situated thereon has a valuation for assessment in excess of two hundred thousand dollars for ad valorem tax purposes for the year next preceding the annexation) is included without the written consent of the landowners.

(g) The Property is not presently a part of any incorporated city, city and county, or town; no proceedings have been commenced for incorporation or annexation of part or all of the Property to another municipality; nor has any election for annexation of the Property or substantially the same territory to the City been held within the twelve months immediately preceding the filing of this Petition.

(h) Annexation of the Property will not result in the detachment of area from any school district and the attachment of the same to another school district.

(i) Except to the extent necessary to avoid dividing parcels within the Property held in identical ownership, at least fifty percent of which are within the three mile limit, annexation of the Property will not have the effect of extending a municipal boundary more than three miles in any direction from any point of the City boundary in any one year.

(j) In establishing the boundaries of the Property, if a portion of a platted street or alley is annexed, the entire width of said street or alley is included, and annexation of the Property will not result in the denial of reasonable access to any landowner, owner of an easement, or owner of a franchise adjoining a platted street or alley which has been annexed by the City but is not bounded on both sides by the City.

3. Petitioner comprises more than fifty percent of the landowners of the Property and owns more than fifty percent of the Property, excluding public streets and alleys and any land owned by the City.

4. The mailing address of Petitioner and the date of signing of Petitioner's signature are shown on this Petition.

5. The legal description of the land owned by Petitioner is set forth in Exhibit A-2 attached to this Petition.

6. Accompanying this Petition are the original and four copies of an annexation boundary map in the form required by Section 31-12-107(1)(d) of the Act and containing the following information:

(a) A written legal description of the boundaries of the Property.

(b) A map showing the boundary of the Property.

(c) Within the annexation boundary map, 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.

(d) Next to the boundary of the Property, a drawing of the contiguous boundary of the City and the contiguous boundary of any other municipality abutting the Property.

(e) A Surveyor's certificate prepared by a registered land surveyor that attests to the preparation of the map and certifies that the Property has at least one-sixth (1/6) contiguity to the City.

7. To the extent the Property or any portion thereof has not previously been so included, as an express condition of annexation of the Property to the City, Petitioner consents to the Property's inclusion into the Northern Colorado Water Conservancy District (the "**District**") and the municipal subdistrict (the "**Subdistrict**") pursuant to C.R.S. Section 37-45-136 (3.6). Upon inclusion into the District and Subdistrict, the 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 the Property. Petitioner waives any right which may exist to: (a) an election pursuant to Article X, Section 20, of the Colorado Constitution before the District and Subdistrict can impose mill levies and special assessments; and (b) a refund pursuant to Article X, Section 20, of the Colorado Constitution.

8. Petitioner has filed this Petition subject to, and Petitioner's consent to the City's annexation of the Property is conditioned upon satisfaction of, the following conditions, any one or more of which Petitioner may waive in its sole discretion:

(a) Concurrently with approving annexation of the Property, the City approves, in form and substance satisfactory to Petitioner, the following (the "**Approvals**"):

(i) As applicable pursuant to the Act and/or the City's land use regulations, and to the extent not previously accomplished: (A) an update to the City's three-mile plan with respect to the Property in accordance with Section 31-12-105(1)(e)(I) of the Act; and (B) prior to acting on Petitioner's zoning application, an amendment to the City's comprehensive plan to update the Long Range Expected Growth Area and Land Use Guidance Map to conform to Petitioner's requested zoning; and

(ii) Zoning for the Property that is substantially consistent with the application for zoning which Petitioner submits in connection with this Petition; and

(iii) Execution of an annexation and development agreement ("**Annexation Agreement**") which addresses, among other matters: (A) the general plan for development of the Property; and (B) the establishment of statutory vested property rights for a term greater than three years pursuant to Article 68, Title 24, C.R.S, on terms and conditions mutually acceptable to Petitioner and the City; and

(iv) Such ordinances and/or resolutions as may be required to implement provisions of the Annexation Agreement.

(b) Petitioner reserves the sole, exclusive and unilateral right to withdraw this Petition by so notifying the City Clerk in writing at any point prior to the latest to occur of:

(i) the latest final, non-appealable approval of the ordinance(s), resolution(s) or other actions granting the Approvals; or

(ii) final, non-appealable resolution of any: (A) legal proceeding or other action a third-party brings to directly or indirectly challenge annexation of the Property, any of the Approvals, or any of the City's ordinances, resolutions or other actions approving annexation of the Property or any of the Approvals; or (B) any third-party submits a petition for referendum seeking to reverse or nullify any of such ordinances.

(c) Prior to expiration of the period described in the foregoing Paragraph 8(b) without Petitioner having withdrawn this Petition, neither Petitioner nor the City shall cause or permit the occurrence of the conditions to effectiveness of the annexation as set forth in Section 31-12-113(2)(b) of the Act.

9. Except for the terms and conditions of this Petition and of the Annexation Agreement, which terms and conditions Petitioner expressly approves and therefore do not constitute an imposition of additional terms and conditions within the meaning of Sections 31-12-107(4), 110(2), 111 or 112(1) of the Act, Petitioner requests that no additional terms and conditions be imposed upon the City's annexation of the Property.

THEREFORE, Petitioner respectfully petitions and requests that Council approve annexation of the Property to the City in accordance with and pursuant to the statutes of the State of Colorado.

[*Signature pages and Exhibits follow this page*]

PROPERTY OWNER/PETITIONER

Windsor Renewal I, LLC
a Colorado limited liability company

By: _____
Name: Robert Walker
Title: Authorized Signatory

Date: 11/24, 2025

Petitioner's mailing address: 252 Clayton Street, 4th Floor Denver, CO 80206

Is Petitioner a resident of the Property? No

Legal description of land owned by Petitioner: *See* Exhibit A-2

EXHIBIT A-1
LEGAL DESCRIPTION OF PROPERTY

A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

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CONTAINING AN AREA OF 0.255 ACRES, (11,099 SQUARE FEET), MORE OR LESS.

EXHIBIT A-2
LEGAL DESCRIPTION OF LAND OWNED BY PETITIONER

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CONTAINING AN AREA OF 0.255 ACRES, (11,099 SQUARE FEET), MORE OR LESS.

Affidavit of Circulator
(Great Western Industrial Park Serial Annexation No. 5 of 15)

STATE OF COLORADO)
) ss.
COUNTY OF Denver)

CHRISTOPHER MORTON being first duly sworn, states upon oath that he/she is the circulator of the Petition for Annexation to which this Affidavit is attached and knows of his/her own knowledge that the signature of each Property Owner/Petitioner appearing on said Petition for Annexation 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 24th day of November, 2025, by Christopher Morton.

Witness my hand and official seal.

My commission expires: 2/25/26

CONSTANCE SMITH
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20104006392
MY COMMISSION EXPIRES FEBRUARY 25, 2026

Constance Smith
Notary Public

5970204.1

ANNEXATION NO. 5

LEGAL DESCRIPTION

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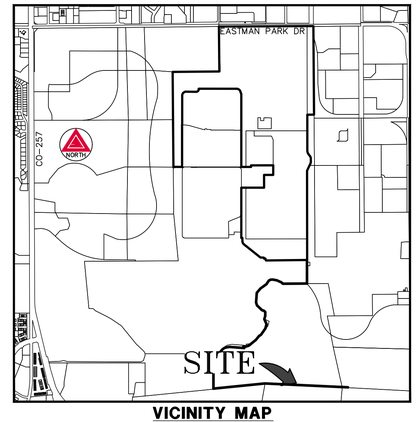
CONTAINING AN AREA OF 0.255 ACRES, (11,099 SQUARE FEET), MORE OR LESS.
.

GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION MAP NO. 5 OF 15

TO THE CITY OF GREELEY, COLORADO

LOCATED IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35
TOWNSHIP 6 NORTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN
COUNTY OF WELD, STATE OF COLORADO
PROJECT NUMBER: ANX2025-0012



VICINITY MAP
SCALE 1" = 2000'

LEGAL DESCRIPTION

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CONTAINING AN AREA OF 0.255 ACRES, (11,099 SQUARE FEET), MORE OR LESS.

_____ _____
SIGNATURE OF OWNER DATE

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____ A.D. _____

STATE OF COLORADO)
CITY OF GREELEY)
WELD COUNTY)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____DAY OF 20_____

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

STATEMENT OF INTENT

THE LANDOWNERS OF THE PROPERTY DESCRIBED IN THE GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION MAP NOS. 1-15, SUCH LANDOWNERS OWNING 100% OF SUCH PROPERTY, INTEND TO ANNEX THEIR PROPERTY INTO THE CITY OF GREELEY.

CONTIGUITY

TOTAL PERIMETER BEING ANNEXED = 3,785.62'
MINIMUM REQUIRED CONTIGUITY = 630.94'
TOTAL PERIMETER CONTIGUOUS TO CITY OF GREELEY = 631.00'
CONTIGUOUS PERIMETER PERCENTAGE = 16.67%
TOTAL ANNEXED AREA = 11,099 SQ. FT. OR 0.255 ACRES, MORE OR LESS

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE ASSUMED AND ARE BASED ON THE EAST LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35, WHICH BEARS NORTH 10°47'40" WEST, A DISTANCE OF 1148.16 FEET.

2. UNITS SHOWN HEREON ARE IN U.S. SURVEY FEET.

3. THIS ANNEXATION MAP HAS BEEN PREPARED FROM RECORD INFORMATION AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY.

CERTIFICATE OF APPROVAL BY THE COMMUNITY DEVELOPMENT DIRECTOR

APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR ON THIS _____ DAY OF _____, 20 _____.

_____
DIRECTOR OF COMMUNITY DEVELOPMENT

CERTIFICATE OF APPROVAL BY THE DEVELOPMENT REVIEW MANAGER

APPROVED BY THE DEVELOPMENT REVIEW MANAGER ON THIS _____ DAY OF _____, 20 _____.

_____
DEVELOPMENT REVIEW MANAGER

CITY COUNCIL APPROVAL

APPROVED BY THE GREELEY CITY COUNCIL ON THIS _____ DAY

OF _____, 20 _____.

PLANNING COMMISSION RECOMMENDATION

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

OF _____, 20 _____.

SURVEYOR'S CERTIFICATE

I, JAMES E. LYNCH, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS ANNEXATION MAP WAS PREPARED UNDER MY DIRECT SUPERVISION; AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THIS MAP ACCURATELY DELINEATES THE PARCEL OF LAND TO BE ANNEXED TO THE CITY OF GREELEY, COLORADO; AND THAT AT LEAST ONE SIXTH (1/6) OF THE BOUNDARY OF SAID PARCEL IS CONTIGUOUS TO THE PRESENT BOUNDARY OF THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

JAMES E. LYNCH
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR No. 37933
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS ANNEXATION MAP WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS ANNEXATION MAP BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

SCALE N.T.S.
DRN JEL
CKD RDS
DATE 11/18/2025

DATE	BY	REVISION DESCRIPTION

AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEX. 5
S 1/2, SW 1/4, SEC. 35, T6N, R67W, 6TH P.M.
WELD COUNTY, COLORADO

PREPARED FOR
REDLAND
1500 WEST CANAL COURT, LITTLETON, CO 80120

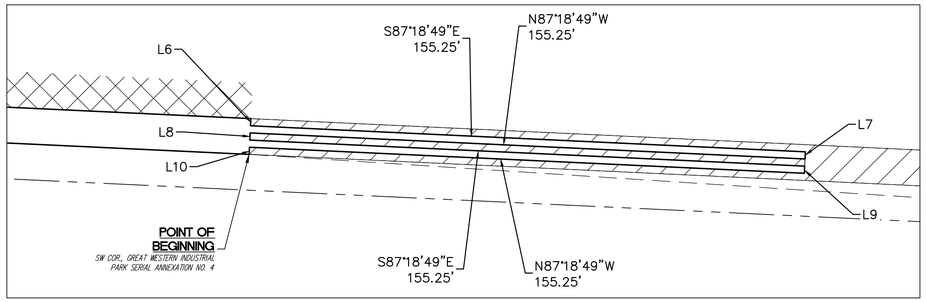
SHEET 1 OF 2 SHEETS

54825-07
JOB NO.

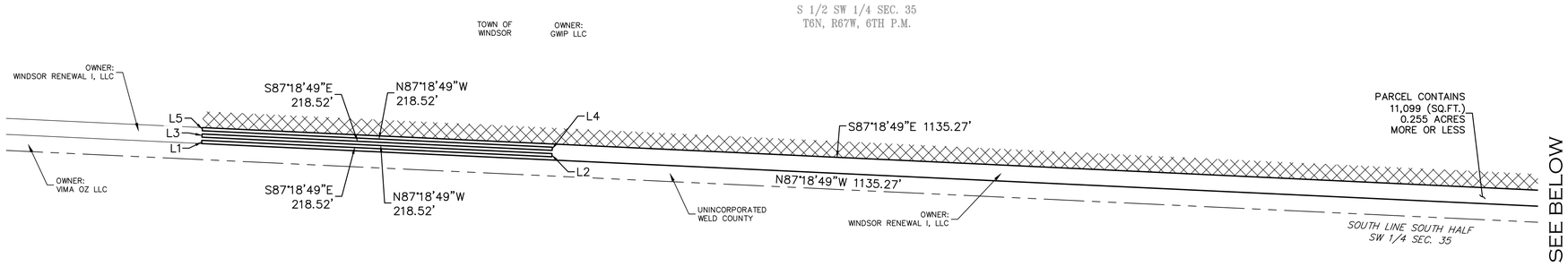
GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION MAP NO. 5 OF 15

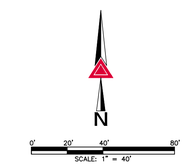
TO THE CITY OF GREELEY, COLORADO

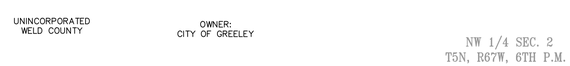
LOCATED IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35
TOWNSHIP 6 NORTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN
COUNTY OF WELD, STATE OF COLORADO
PROJECT NUMBER: ANX2025-0012



CONTIGUITY DETAIL
SCALE 1" = 20'

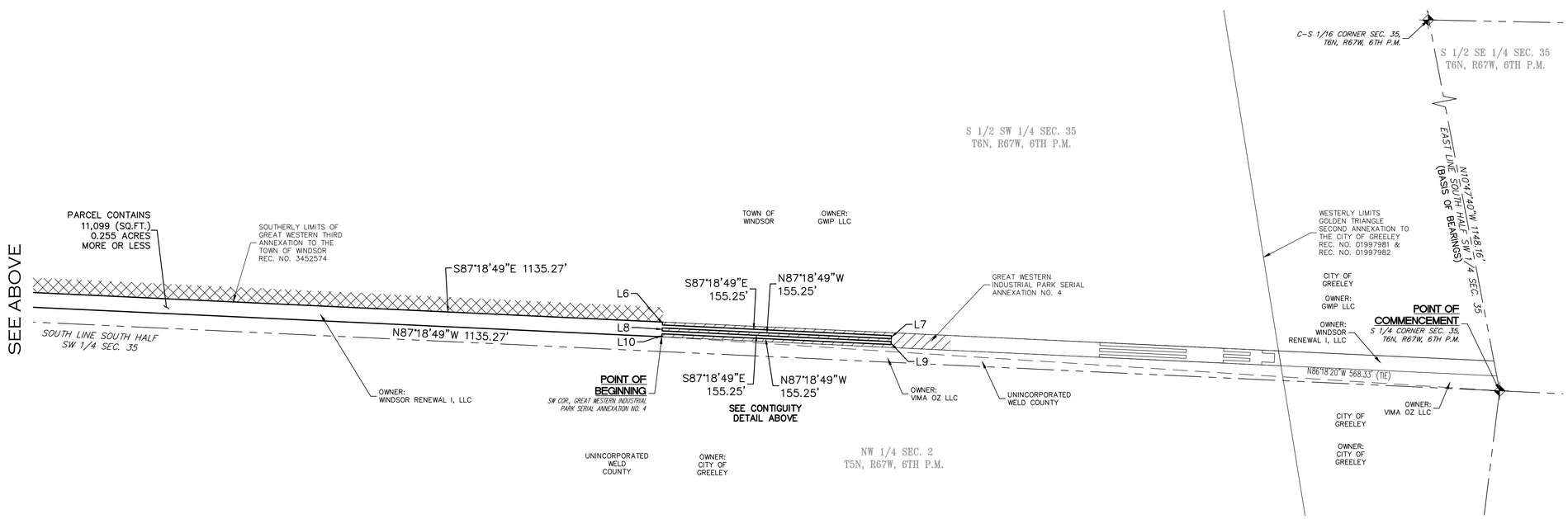






LEGEND

- ALIQUOT CORNER AS NOTED
- ANNEXATION PARCEL BOUNDARY
- SECTION LINE
- EXISTING CITY OF GREELEY LIMITS
- EXISTING TOWN OF WINDSOR LIMITS



LINE TABLE		
LINE	BEARING	LENGTH
L1	N02°41'11"E	2.00'
L2	N02°41'11"E	2.00'
L3	N02°41'11"E	2.00'
L4	N02°41'11"E	2.00'
L5	N02°41'11"E	2.00'
L6	S02°41'11"W	2.00'
L7	S02°41'11"W	2.00'
L8	S02°41'11"W	2.00'
L9	S02°41'11"W	2.00'
L10	S02°41'11"W	2.00'

SCALE	DRN	DATE
1"=40'	JEL	11/18/2025
	RDS	

DATE	BY	REVISION DESCRIPTION

AZTEC CONSULTANTS, INC.
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GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEX. 5
S 1/2, SW 1/4, SEC. 35, T6N, R67W, 6TH P.M.
WELD COUNTY, COLORADO

PREPARED FOR
REDLAND
1500 WEST CANAL COURT, LITTLETON, CO 80120

SHEET 2 OF 2 SHEETS

JOB NO. 54825-07

Council Agenda Summary

March 17, 2026
Key Staff Contact: Donald Threewitt, Interim Director of Community Development, Michael Franke, Planner III

Title:

Resolution finding substantial compliance with State Annexation laws for the properties collectively known as ANX2025-0011, Great Western Industrial Park (GWIP) Annexation No. 6, located generally south of Eastman Park Drive, east of State Highway 257, west of Great Western Drive, and north of Weld county Road 62 1/4, into the City of Greeley, the subject site is comprised of 0.306 acres

Summary:

The property owner and applicant, Windsor Renewal LLC, have petitioned the City to annex a total of 325.85 acres of unincorporated property known as the Great Western Industrial Park (GWIP) No. 1 through No. 15 annexations. The annexations consist of five parcels: Parcel No. 080726200026, Parcel No. 080726300026, Parcel No. 080726300027, Parcel No 080735200035, and Parcel No. 080726200012.

City staff requests that the City Council adopt the resolution finding substantial compliance with State Annexation laws for the properties, and set the public hearing for June 16, 2026.

Fiscal Impact:

If approved, will this item result in a positive, negative, or no impact on the budget?
City staff anticipate minimal immediate financial impacts associated with the annexation, aside from potential considerations for emergency response.

Legal Issues:

None

Other issues and Considerations:

Strategic Focus Area:

Community Vitality

Decision Options:

1. Adopt the resolution as presented; or
2. Amend the resolution and adopt as amended; or
3. Deny the resolution; or
4. Continue consideration of the resolution to a date certain.

Council's Recommended Action:

Adopt the resolution.

Attachments:

1. Resolution No. 30, 2026 with Exhibit A
2. Annexation Petition No. 6 With Legal Description and Map

CITY OF GREELEY, COLORADO

RESOLUTION NO. 30, 2026

A RESOLUTION FINDING SUBSTANTIAL COMPLIANCE WITH STATE ANNEXATION LAWS FOR PROPERTY KNOWN AS "GREAT WESTERN INDUSTRIAL PARK (GWIP) ANNEXATION NO. 6," LOCATED GENERALLY SOUTH OF EASTMAN PARK DRIVE, EAST OF STATE HIGHWAY 257, WEST OF GREAT WESTERN DRIVE, AND NORTH OF WELD COUNTY ROAD 62 1/4, INTO THE CITY OF GREELEY. THE SUBJECT SITE IS COMPRISED OF 0.306 ACRES.

WHEREAS, Windsor Renewal I, LLC has submitted an annexation petition to the City of Greeley for annexation of property located generally South of Eastman Park Drive, West of Great Western Drive, and North of Weld County Road 64 1/4, more particularly described in the attached Exhibit A;

WHEREAS, the City of Greeley staff has found the annexation petition to be in substantial compliance with C.R.S. §§ 31-12-107(1); and

WHEREAS, City staff desires that the City Council establish a date, time, and place to hold a hearing to determine if the proposed annexation complies with Section 30 of article II of the state constitution and C.R.S. §§ 31-12-104 and -105, or such parts thereof, to establish eligibility for annexation to the City of Greeley; and

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

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

1. The annexation petition is found to substantially comply with C.R.S. § 31-12-107(1).

2. The public hearing for consideration of the proposed annexation petition is hereby set for May 5, 2026, at the City Council Chambers, City Center - South, 1001 11th Avenue, Greeley, Colorado, during a regular City Council meeting beginning at 6:00 p.m.

3. The City Clerk is hereby authorized to publish and notify required parties pursuant to the procedures set forth in C.R.S. §31-12-108(2).

4. This resolution shall become effective immediately upon its passage.

PASSED, AND ADOPTED, SIGNED AND APPROVED this ____ day of _____, 2026.

ATTEST: **THE CITY OF GREELEY, COLORADO**

By: _____ **By: _____**
City Clerk **Mayor**

Exhibit A – Legal Description

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 34 AND THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 35, WHENCE THE EAST LINE OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER BEARS NORTH 10°47’40” WEST A DISTANCE OF 1,148.16 FEET WITH ALL BEARINGS HEREIN AFTER RELATIVE THERETO;

THENCE NORTH 86°58’38” WEST, A DISTANCE OF 1,703.53 FEET TO THE **POINT OF BEGINNING**, BEING THE SOUTHWEST CORNER OF GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 5;

THENCE NORTH 87°18'49" WEST, A DISTANCE OF 626.65 FEET;

THENCE SOUTH 84°15'55" WEST, A DISTANCE OF 779.03 FEET;

THENCE NORTH 05°44'05" WEST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 84°15'55" EAST, A DISTANCE OF 398.40 FEET;

THENCE NORTH 05°44'05" WEST, A DISTANCE OF 2.00 FEET;

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THENCE NORTH 05°44'05" WEST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 84°15'56" EAST, A DISTANCE OF 779.78 FEET;

THENCE SOUTH 87°18'49" EAST, A DISTANCE OF 627.38 FEET TO THE NORTHWEST CORNER OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 5;

THENCE, ALONG THE WESTERLY BOUNDARY OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 5, THE FOLLOWING NINE (9) COURSES;

1. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET;
2. SOUTH 87°18'49" EAST, A DISTANCE OF 218.52 FEET;
3. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET;
4. NORTH 87°18'49" WEST, A DISTANCE OF 218.52 FEET;
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8. NORTH 87°18'49" WEST, A DISTANCE OF 218.52 FEET;

9. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.306 ACRES, (13,344 SQUARE FEET), MORE OR LESS.

PETITION FOR ANNEXATION
(GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 6 OF 15)

To: The Mayor and City Council of the City of Greeley, Colorado:

The undersigned ("**Petitioner**"), in accordance with the Municipal Annexation Act of 1965, Article 12, Title 31, Part 1, Colorado Revised Statutes, as amended (the "**Act**"), hereby petitions (this "**Petition**") the City Council of the City of Greeley, Colorado (the "**Council**") for annexation to the City of Greeley (the "**City**") of the land located in the County of Weld, State of Colorado, as more particularly described in Exhibit A-1, attached hereto and incorporated herein by this reference (the "**Property**").

In support of this Petition, Petitioner alleges as follows:

1. It is desirable and necessary that the Property be annexed to the City.

2. The condition set forth in Section 30(1)(b) of Article II of the Colorado Constitution has been met, the provisions of Section 30 of Article II of the Colorado Constitution have been complied with, and the requirements of Sections 31-12-104 and 31-12-105 of the Act exist or have been met in that:

(a) Pursuant to Section 31-12-104(1)(a) of the Act, not less than one-sixth of the perimeter of the Property is contiguous with the City's boundary as established by the prior annexation in this serial annexation.

(b) Contiguity is not established by use of any boundary:

(i) of an area previously annexed to the City that, at the time of its annexation, was not contiguous at any point with the City's boundary, was not otherwise in compliance with Section 31-12-104(1)(a) of the Act, and was located more than three miles from the City's nearest boundary ("**Non-Contiguous Area**"); or

(ii) of territory subsequently annexed directly to, or indirectly connected through subsequent annexations to, a Non-Contiguous Area.

(c) A community of interest exists between the Property and the City.

(d) The Property is urban or will be urbanized in the near future.

(e) The Property is integrated or is capable of being integrated with the City.

(f) In establishing the boundaries of the Property, 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:

(i) has been divided into separate parts or parcels without the written consent of the landowners thereof unless such tracts or parcels are separated by a dedicated street, road or other public way; or

(ii) comprising twenty acres or more (which, together with the buildings and improvements situated thereon has a valuation for assessment in excess of two hundred thousand dollars for ad valorem tax purposes for the year next preceding the annexation) is included without the written consent of the landowners.

(g) The Property is not presently a part of any incorporated city, city and county, or town; no proceedings have been commenced for incorporation or annexation of part or all of the Property to another municipality; nor has any election for annexation of the Property or substantially the same territory to the City been held within the twelve months immediately preceding the filing of this Petition.

(h) Annexation of the Property will not result in the detachment of area from any school district and the attachment of the same to another school district.

(i) Except to the extent necessary to avoid dividing parcels within the Property held in identical ownership, at least fifty percent of which are within the three mile limit, annexation of the Property will not have the effect of extending a municipal boundary more than three miles in any direction from any point of the City boundary in any one year.

(j) In establishing the boundaries of the Property, if a portion of a platted street or alley is annexed, the entire width of said street or alley is included, and annexation of the Property will not result in the denial of reasonable access to any landowner, owner of an easement, or owner of a franchise adjoining a platted street or alley which has been annexed by the City but is not bounded on both sides by the City.

3. Petitioner comprises more than fifty percent of the landowners of the Property and owns more than fifty percent of the Property, excluding public streets and alleys and any land owned by the City.

4. The mailing address of Petitioner and the date of signing of Petitioner's signature are shown on this Petition.

5. The legal description of the land owned by Petitioner is set forth in Exhibit A-2 attached to this Petition.

6. Accompanying this Petition are the original and four copies of an annexation boundary map in the form required by Section 31-12-107(1)(d) of the Act and containing the following information:

(a) A written legal description of the boundaries of the Property.

(b) A map showing the boundary of the Property.

(c) Within the annexation boundary map, 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.

(d) Next to the boundary of the Property, a drawing of the contiguous boundary of the City and the contiguous boundary of any other municipality abutting the Property.

(e) A Surveyor's certificate prepared by a registered land surveyor that attests to the preparation of the map and certifies that the Property has at least one-sixth (1/6) contiguity to the City.

7. To the extent the Property or any portion thereof has not previously been so included, as an express condition of annexation of the Property to the City, Petitioner consents to the Property's inclusion into the Northern Colorado Water Conservancy District (the "**District**") and the municipal subdistrict (the "**Subdistrict**") pursuant to C.R.S. Section 37-45-136 (3.6). Upon inclusion into the District and Subdistrict, the 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 the Property. Petitioner waives any right which may exist to: (a) an election pursuant to Article X, Section 20, of the Colorado Constitution before the District and Subdistrict can impose mill levies and special assessments; and (b) a refund pursuant to Article X, Section 20, of the Colorado Constitution.

8. Petitioner has filed this Petition subject to, and Petitioner's consent to the City's annexation of the Property is conditioned upon satisfaction of, the following conditions, any one or more of which Petitioner may waive in its sole discretion:

(a) Concurrently with approving annexation of the Property, the City approves, in form and substance satisfactory to Petitioner, the following (the "**Approvals**"):

(i) As applicable pursuant to the Act and/or the City's land use regulations, and to the extent not previously accomplished: (A) an update to the City's three-mile plan with respect to the Property in accordance with Section 31-12-105(1)(e)(I) of the Act; and (B) prior to acting on Petitioner's zoning application, an amendment to the City's comprehensive plan to update the Long Range Expected Growth Area and Land Use Guidance Map to conform to Petitioner's requested zoning; and

(ii) Zoning for the Property that is substantially consistent with the application for zoning which Petitioner submits in connection with this Petition; and

(iii) Execution of an annexation and development agreement ("**Annexation Agreement**") which addresses, among other matters: (A) the general plan for development of the Property; and (B) the establishment of statutory vested property rights for a term greater than three years pursuant to Article 68, Title 24, C.R.S, on terms and conditions mutually acceptable to Petitioner and the City; and

(iv) Such ordinances and/or resolutions as may be required to implement provisions of the Annexation Agreement.

(b) Petitioner reserves the sole, exclusive and unilateral right to withdraw this Petition by so notifying the City Clerk in writing at any point prior to the latest to occur of:

(i) the latest final, non-appealable approval of the ordinance(s), resolution(s) or other actions granting the Approvals; or

(ii) final, non-appealable resolution of any: (A) legal proceeding or other action a third-party brings to directly or indirectly challenge annexation of the Property, any of the Approvals, or any of the City's ordinances, resolutions or other actions approving annexation of the Property or any of the Approvals; or (B) any third-party submits a petition for referendum seeking to reverse or nullify any of such ordinances.

(c) Prior to expiration of the period described in the foregoing Paragraph 8(b) without Petitioner having withdrawn this Petition, neither Petitioner nor the City shall cause or permit the occurrence of the conditions to effectiveness of the annexation as set forth in Section 31-12-113(2)(b) of the Act.

9. Except for the terms and conditions of this Petition and of the Annexation Agreement, which terms and conditions Petitioner expressly approves and therefore do not constitute an imposition of additional terms and conditions within the meaning of Sections 31-12-107(4), 110(2), 111 or 112(1) of the Act, Petitioner requests that no additional terms and conditions be imposed upon the City's annexation of the Property.

THEREFORE, Petitioner respectfully petitions and requests that Council approve annexation of the Property to the City in accordance with and pursuant to the statutes of the State of Colorado.

[*Signature pages and Exhibits follow this page*]

PROPERTY OWNER/PETITIONER

Windsor Renewal I, LLC
a Colorado limited liability company

By: _____
Name: Robert Walker
Title: Authorized Signatory

Date: 11/24, 2025

Petitioner's mailing address: 252 Clayton Street, 4th Floor Denver, CO 80206

Is Petitioner a resident of the Property? No

Legal description of land owned by Petitioner: *See* Exhibit A-2

EXHIBIT A-1
LEGAL DESCRIPTION OF PROPERTY

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 34 AND THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 35, WHENCE THE EAST LINE OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER BEARS NORTH 10°47'40" WEST A DISTANCE OF 1,148.16 FEET WITH ALL BEARINGS HEREIN AFTER RELATIVE THERETO;

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9. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.306 ACRES, (13,344 SQUARE FEET), MORE OR LESS.

EXHIBIT A-2
LEGAL DESCRIPTION OF LAND OWNED BY PETITIONER

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 34 AND THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

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THENCE NORTH 84°15'56" EAST, A DISTANCE OF 779.78 FEET;

THENCE SOUTH 87°18'49" EAST, A DISTANCE OF 627.38 FEET TO THE NORTHWEST CORNER OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 5;

THENCE, ALONG THE WESTERLY BOUNDARY OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 5, THE FOLLOWING NINE (9) COURSES;

10. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET;

11. SOUTH 87°18'49" EAST, A DISTANCE OF 218.52 FEET;

12. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET;

13. NORTH 87°18'49" WEST, A DISTANCE OF 218.52 FEET;

14. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET;

15. SOUTH 87°18'49" EAST, A DISTANCE OF 218.52 FEET;

16. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET;

17. NORTH 87°18'49" WEST, A DISTANCE OF 218.52 FEET;

18. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.306 ACRES, (13,344 SQUARE FEET), MORE OR LESS.

Affidavit of Circulator
(Great Western Industrial Park Serial Annexation No. 6 of 15)

STATE OF COLORADO)
) ss.
COUNTY OF Denver)

CHRISTOPHER MORTON being first duly sworn, states upon oath that he/she is the circulator of the Petition for Annexation to which this Affidavit is attached and knows of his/her own knowledge that the signature of each Property Owner/Petitioner appearing on said Petition for Annexation 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 24th day of November, 2025, by Christopher Morton.

Witness my hand and official seal.

My commission expires: 2/25/26

CONSTANCE SMITH
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20104006392
MY COMMISSION EXPIRES FEBRUARY 25, 2026

Constance Smith
Notary Public

5970208.1

ANNEXATION NO. 6

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 34 AND THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 35, WHENCE THE EAST LINE OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER BEARS NORTH 10°47’40” WEST A DISTANCE OF 1,148.16 FEET WITH ALL BEARINGS HEREIN AFTER RELATIVE THERETO;

THENCE NORTH 86°58’38” WEST, A DISTANCE OF 1,703.53 FEET TO THE **POINT OF BEGINNING**, BEING THE SOUTHWEST CORNER OF GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 5;

THENCE NORTH 87°18'49" WEST, A DISTANCE OF 626.65 FEET;

THENCE SOUTH 84°15'55" WEST, A DISTANCE OF 779.03 FEET;

THENCE NORTH 05°44'05" WEST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 84°15'55" EAST, A DISTANCE OF 398.40 FEET;

THENCE NORTH 05°44'05" WEST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 84°15'55" WEST, A DISTANCE OF 398.40 FEET;

THENCE NORTH 05°44'05" WEST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 84°15'55" EAST, A DISTANCE OF 398.40 FEET;

THENCE NORTH 05°44'05" WEST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 84°15'55" WEST, A DISTANCE OF 398.40 FEET;

THENCE NORTH 05°44'05" WEST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 84°15'56" EAST, A DISTANCE OF 779.78 FEET;

THENCE SOUTH 87°18'49" EAST, A DISTANCE OF 627.38 FEET TO THE NORTHWEST CORNER OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 5;

THENCE, ALONG THE WESTERLY BOUNDARY OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 5, THE FOLLOWING NINE (9) COURSES;

1. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET;
2. SOUTH 87°18'49" EAST, A DISTANCE OF 218.52 FEET;
3. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET;
4. NORTH 87°18'49" WEST, A DISTANCE OF 218.52 FEET;

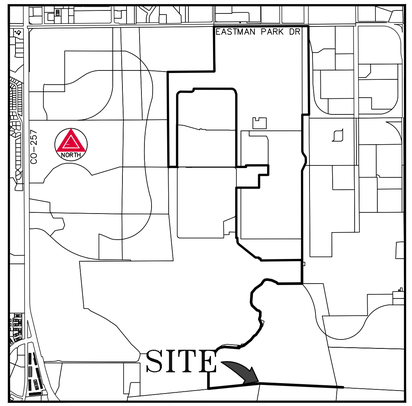
5. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET;
6. SOUTH 87°18'49" EAST, A DISTANCE OF 218.52 FEET;
7. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET;
8. NORTH 87°18'49" WEST, A DISTANCE OF 218.52 FEET;
9. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.306 ACRES, (13,344 SQUARE FEET), MORE OR LESS.
.

GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION MAP NO. 6 OF 15

TO THE CITY OF GREELEY, COLORADO

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 34 AND THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35
TOWNSHIP 6 NORTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN
COUNTY OF WELD, STATE OF COLORADO
PROJECT NUMBER: ANX2025-0011



VICINITY MAP
SCALE 1" = 2000'

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 34 AND THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 35, WHENCE THE EAST LINE OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER BEARS NORTH 10°47'40" WEST A DISTANCE OF 1,148.16 FEET WITH ALL BEARINGS HEREIN AFTER RELATIVE THERETO;

THENCE NORTH 86°58'38" WEST, A DISTANCE OF 1,703.53 FEET TO THE POINT OF BEGINNING, BEING THE SOUTHWEST CORNER OF GREAT WESTERN INDUSTRIAL PARK SERIAL SERIAL ANNEXATION NO. 5;

THENCE NORTH 87°18'49" WEST, A DISTANCE OF 626.65 FEET;
THENCE SOUTH 84°15'55" WEST, A DISTANCE OF 779.03 FEET;
THENCE NORTH 05°44'05" WEST, A DISTANCE OF 2.00 FEET;
THENCE NORTH 84°15'55" EAST, A DISTANCE OF 398.40 FEET;
THENCE NORTH 05°44'05" WEST, A DISTANCE OF 2.00 FEET;
THENCE SOUTH 84°15'55" WEST, A DISTANCE OF 398.40 FEET;
THENCE NORTH 05°44'05" WEST, A DISTANCE OF 2.00 FEET;
THENCE NORTH 84°15'55" EAST, A DISTANCE OF 398.40 FEET;
THENCE NORTH 05°44'05" WEST, A DISTANCE OF 2.00 FEET;
THENCE SOUTH 84°15'55" WEST, A DISTANCE OF 398.40 FEET;
THENCE NORTH 05°44'05" WEST, A DISTANCE OF 2.00 FEET;
THENCE NORTH 84°15'56" EAST, A DISTANCE OF 779.78 FEET;
THENCE SOUTH 87°18'49" EAST, A DISTANCE OF 627.38 FEET TO THE NORTHWEST CORNER OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 5;

THENCE, ALONG THE WESTERLY BOUNDARY OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 5, THE FOLLOWING NINE (9) COURSES;

1. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET;
2. SOUTH 87°18'49" EAST, A DISTANCE OF 218.52 FEET;
3. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET;
4. NORTH 87°18'49" WEST, A DISTANCE OF 218.52 FEET;
5. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET;
6. SOUTH 87°18'49" EAST, A DISTANCE OF 218.52 FEET;
7. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET;
8. NORTH 87°18'49" WEST, A DISTANCE OF 218.52 FEET;
9. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 0.306 ACRES, (13,344 SQUARE FEET), MORE OR LESS.

_____ _____
SIGNATURE OF OWNER DATE

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____ A.D. _____

STATE OF COLORADO)
CITY OF GREELEY)
WELD COUNTY)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____DAY OF 20_____

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

STATEMENT OF INTENT

THE LANDOWNERS OF THE PROPERTY DESCRIBED IN THE GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION MAP NOS. 1-15, SUCH LANDOWNERS OWNING 100% OF SUCH PROPERTY, INTEND TO ANNEX THEIR PROPERTY INTO THE CITY OF GREELEY.

CONTIGUITY

TOTAL PERIMETER BEING ANNEXED = 5,300.52'
MINIMUM REQUIRED CONTIGUITY = 883.42'
TOTAL PERIMETER CONTIGUOUS TO CITY OF GREELEY = 884.08'
CONTIGUOUS PERIMETER PERCENTAGE = 16.68%
TOTAL ANNEXED AREA = 13,344 SQ. FT. OR 0.306 ACRES, MORE OR LESS

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE ASSUMED AND ARE BASED ON THE EAST LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35, WHICH BEARS NORTH 10°47'40" WEST, A DISTANCE OF 1148.16 FEET.

2. UNITS SHOWN HEREON ARE IN U.S. SURVEY FEET.

3. THIS ANNEXATION MAP HAS BEEN PREPARED FROM RECORD INFORMATION AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY.

CERTIFICATE OF APPROVAL BY THE COMMUNITY DEVELOPMENT DIRECTOR

APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR ON THIS _____ DAY OF _____, 20 _____.

_____
DIRECTOR OF COMMUNITY DEVELOPMENT

CERTIFICATE OF APPROVAL BY THE DEVELOPMENT REVIEW MANAGER

APPROVED BY THE DEVELOPMENT REVIEW MANAGER ON THIS _____ DAY OF _____, 20 _____.

_____
DEVELOPMENT REVIEW MANAGER

CITY COUNCIL APPROVAL

APPROVED BY THE GREELEY CITY COUNCIL ON THIS _____ DAY

OF _____, 20 _____.

PLANNING COMMISSION RECOMMENDATION

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

OF _____, 20 _____.

SURVEYOR'S CERTIFICATE

I, JAMES E. LYNCH, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS ANNEXATION MAP WAS PREPARED UNDER MY DIRECT SUPERVISION; AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THIS MAP ACCURATELY DELINEATES THE PARCEL OF LAND TO BE ANNEXED TO THE CITY OF GREELEY, COLORADO; AND THAT AT LEAST ONE SIXTH (1/6) OF THE BOUNDARY OF SAID PARCEL IS CONTIGUOUS TO THE PRESENT BOUNDARY OF THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

JAMES E. LYNCH
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR No. 37933
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS ANNEXATION MAP WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS ANNEXATION MAP BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

SCALE N.T.S.
DRD RDS
DWN JEL
DATE 11/18/2025

DATE	BY	REVISION DESCRIPTION

AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEX. 6
S 1/2, SW 1/4, SEC. 35, T6N, R67W, 6TH P.M.
WELD COUNTY, COLORADO

PREPARED FOR
REDLAND
1500 WEST CANAL COURT, LITTLETON, CO 80120

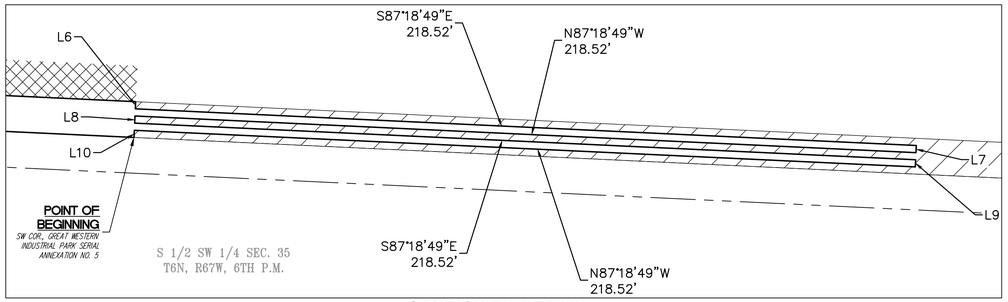
SHEET 1 OF 2 SHEETS

54825-07
JOB NO.

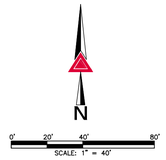
GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION MAP NO. 6 OF 15

TO THE CITY OF GREELEY, COLORADO

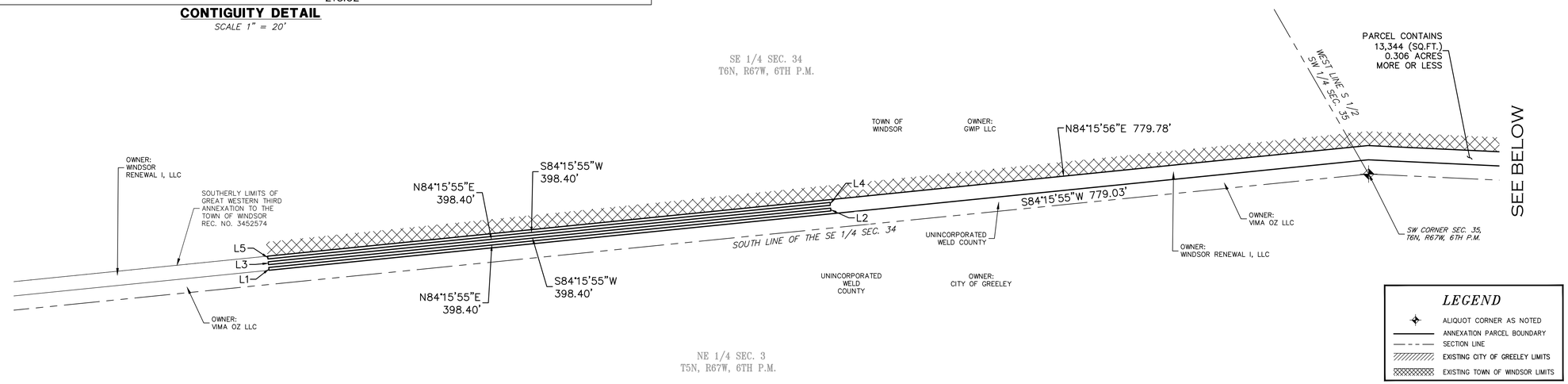
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 34 AND THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35
TOWNSHIP 6 NORTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN
COUNTY OF WELD, STATE OF COLORADO
PROJECT NUMBER: ANX2025-0011



CONTIGUITY DETAIL
SCALE 1" = 20'

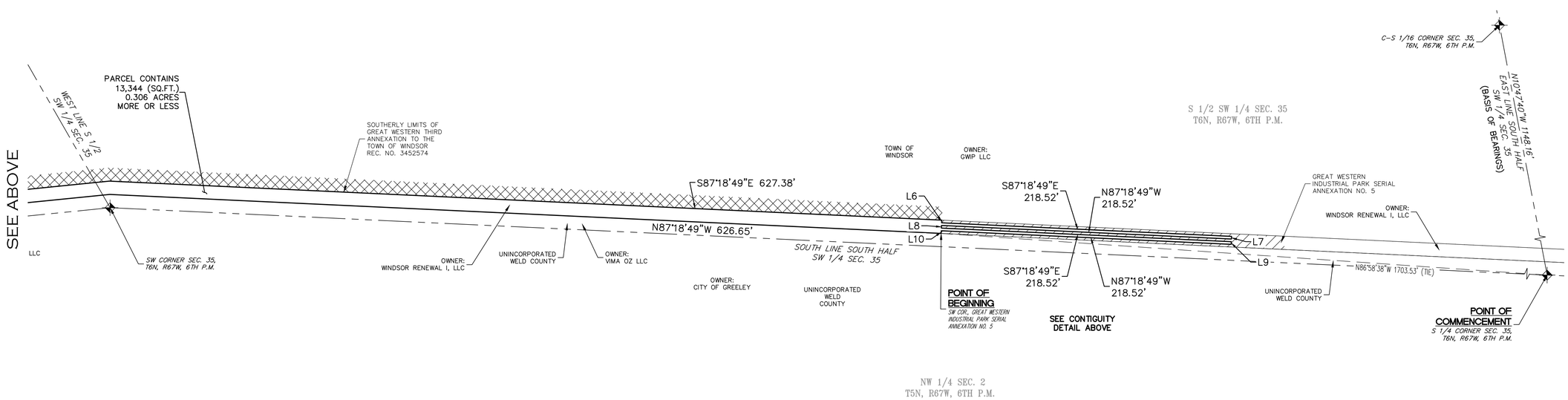


LINE TABLE		
LINE	BEARING	LENGTH
L1	N05°44'05"W	2.00'
L2	N05°44'05"W	2.00'
L3	N05°44'05"W	2.00'
L4	N05°44'05"W	2.00'
L5	N05°44'05"W	2.00'
L6	S02°41'11"W	2.00'
L7	S02°41'11"W	2.00'
L8	S02°41'11"W	2.00'
L9	S02°41'11"W	2.00'
L10	S02°41'11"W	2.00'



LEGEND

- ALIQUOT CORNER AS NOTED
- ANNEXATION PARCEL BOUNDARY
- SECTION LINE
- EXISTING CITY OF GREELEY LIMITS
- EXISTING TOWN OF WINDSOR LIMITS



SCALE	DRN	DATE
1"=40'	JEL	11/18/2025
DSD RDS		

DATE	BY	REVISION DESCRIPTION

AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEX. 6
S 1/2, SW 1/4, SEC. 35, T6N, R67W, 6TH P.M.
WELD COUNTY, COLORADO

PREPARED FOR
REDLAND
1500 WEST CANAL COURT, LITTLETON, CO 80120

SHEET 2 OF 2 SHEETS

JOB NO. 54825-07

Council Agenda Summary

March 17, 2026
Key Staff Contact: Michael Franke, Planner III, Donald Threewitt, Interim Director of Community Development

Title:

Resolution finding substantial compliance with State Annexation laws for the properties collectively known as ANX2025-0010, Great Western Industrial Park (GWIP) Annexation No. 7, located generally south of Eastman Park Drive, east of State Highway 257, west of Great Western Drive, and north of Weld County Road 62 1/4, into the City of Greeley, the subject site is comprised of 0.370 acres

Summary:

The property owner and applicant, Windsor Renewal LLC, have petitioned the City to annex a total of 325.85 acres of unincorporated property known as the Great Western Industrial Park (GWIP) No. 1 through No. 15 annexations. The annexations consist of five parcels: Parcel No. 080726200026, Parcel No. 080726300026, Parcel No. 080726300027, Parcel No 080735200035, and Parcel No. 080726200012.

City staff requests that the City Council adopt the resolution finding substantial compliance with State Annexation laws for the properties, and set the public hearing for May 5, 2026.

Fiscal Impact:

If approved, will this item result in a positive, negative, or no impact on the budget?
City staff anticipate minimal immediate financial impacts associated with the annexation, aside from potential considerations for emergency response.

Legal Issues:

None

Other issues and Considerations:

None

Strategic Focus Area:

Community Vitality

Decision Options:

1. Adopt the resolution as presented; or
2. Amend the resolution and adopt as amended; or
3. Deny the resolution; or
4. Continue consideration of the resolution to a date certain.

Council's Recommended Action:

Adopt the resolution.

Attachments:

1. Resolution No. 31, 2026 with Exhibit A
2. Annexation Petition No. 7 with Legal Description and Map

CITY OF GREELEY, COLORADO

RESOLUTION NO. 31, 2026

A RESOLUTION FINDING SUBSTANTIAL COMPLIANCE WITH STATE ANNEXATION LAWS FOR PROPERTY KNOWN AS "GREAT WESTERN INDUSTRIAL PARK (GWIP) ANNEXATION NO. 7," LOCATED GENERALLY SOUTH OF EASTMAN PARK DRIVE, EAST OF STATE HIGHWAY 257, WEST OF GREAT WESTERN DRIVE, AND NORTH OF WELD COUNTY ROAD 62 1/4, INTO THE CITY OF GREELEY. THE SUBJECT SITE IS COMPRISED OF 0.370 ACRES.

WHEREAS, Windsor Renewal I, LLC has submitted an annexation petition to the City of Greeley for annexation of property located generally South of Eastman Park Drive, West of Great Western Drive, and North of Weld County Road 64 1/4, more particularly described in the attached Exhibit A;

WHEREAS, the City of Greeley staff has found the annexation petition to be in substantial compliance with C.R.S. §§ 31-12-107(1); and

WHEREAS, City staff desires that the City Council establish a date, time, and place to hold a hearing to determine if the proposed annexation complies with Section 30 of article II of the state constitution and C.R.S. §§ 31-12-104 and -105, or such parts thereof, to establish eligibility for annexation to the City of Greeley; and

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

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

1. The annexation petition is found to substantially comply with C.R.S. § 31-12-107(1).

2. The public hearing for consideration of the proposed annexation petition is hereby set for May 5, 2026, at the City Council Chambers, City Center - South, 1001 11th Avenue, Greeley, Colorado, during a regular City Council meeting beginning at 6:00 p.m.

3. The City Clerk is hereby authorized to publish and notify required parties pursuant to the procedures set forth in C.R.S. §31-12-108(2).

4. This resolution shall become effective immediately upon its passage.

PASSED, AND ADOPTED, SIGNED AND APPROVED this ____ day of _____, 2026.

ATTEST:

By: _____
City Clerk

THE CITY OF GREELEY, COLORADO

By: _____
Mayor

Exhibit A – Legal Description

A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 35, WHENCE THE EAST LINE OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER BEARS NORTH 10°47’40” WEST A DISTANCE OF 1,148.16 FEET WITH ALL BEARINGS HEREIN AFTER RELATIVE THERETO;

THENCE NORTH 89°14’10” WEST, A DISTANCE OF 3,102.54 FEET TO THE **POINT OF BEGINNING**, BEING THE SOUTHWEST CORNER OF GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 6;

THENCE SOUTH 84°15'55" WEST, A DISTANCE OF 672.72 FEET;

THENCE NORTH 00°00'37" WEST, A DISTANCE OF 655.37 FEET;

THENCE NORTH 36°05'31" EAST, A DISTANCE OF 66.47 FEET;

THENCE NORTH 21°21'55" EAST, A DISTANCE OF 201.45 FEET;

THENCE NORTH 31°18'44" EAST, A DISTANCE OF 194.16 FEET;

THENCE NORTH 42°52'20" EAST, A DISTANCE OF 73.92 FEET;

THENCE NORTH 58°40'04" EAST, A DISTANCE OF 30.38 FEET;

THENCE SOUTH 31°19'56" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 58°40'04" WEST, A DISTANCE OF 30.10 FEET;

THENCE SOUTH 42°52'20" WEST, A DISTANCE OF 73.44 FEET;

THENCE SOUTH 31°18'44" WEST, A DISTANCE OF 193.79 FEET;

THENCE SOUTH 21°21'55" WEST, A DISTANCE OF 201.53 FEET;

THENCE SOUTH 36°05'31" WEST, A DISTANCE OF 66.08 FEET;

THENCE SOUTH 00°00'37" EAST, A DISTANCE OF 501.11 FEET;

THENCE NORTH 89°59'23" EAST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 00°00'37" WEST, A DISTANCE OF 500.46 FEET;

THENCE NORTH 36°05'31" EAST, A DISTANCE OF 65.68 FEET;

THENCE NORTH 21°21'55" EAST, A DISTANCE OF 201.62 FEET;

THENCE NORTH 31°18'44" EAST, A DISTANCE OF 193.41 FEET;

THENCE NORTH 42°52'20" EAST, A DISTANCE OF 72.96 FEET;

THENCE NORTH 58°40'04" EAST, A DISTANCE OF 29.83 FEET;

THENCE SOUTH 31°19'56" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 58°40'04" WEST, A DISTANCE OF 29.55 FEET;

THENCE SOUTH 42°52'20" WEST, A DISTANCE OF 72.48 FEET;

THENCE SOUTH 31°18'44" WEST, A DISTANCE OF 193.03 FEET;

THENCE SOUTH 21°21'55" WEST, A DISTANCE OF 201.70 FEET;

THENCE SOUTH 36°05'31" WEST, A DISTANCE OF 65.29 FEET;

THENCE SOUTH 00°00'37" EAST, A DISTANCE OF 499.80 FEET;

THENCE NORTH 89°59'23" EAST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 00°00'37" WEST, A DISTANCE OF 499.15 FEET;

THENCE NORTH 36°05'31" EAST, A DISTANCE OF 64.90 FEET;

THENCE NORTH 21°21'55" EAST, A DISTANCE OF 201.79 FEET;

THENCE NORTH 31°18'44" EAST, A DISTANCE OF 192.66 FEET;

THENCE NORTH 42°52'20" EAST, A DISTANCE OF 72.00 FEET;

THENCE NORTH 58°40'04" EAST, A DISTANCE OF 29.27 FEET;

THENCE SOUTH 31°19'56" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 58°40'04" WEST, A DISTANCE OF 28.99 FEET;

THENCE SOUTH 42°52'20" WEST, A DISTANCE OF 71.52 FEET;

THENCE SOUTH 31°18'44" WEST, A DISTANCE OF 192.28 FEET;

THENCE SOUTH 21°21'55" WEST, A DISTANCE OF 201.87 FEET;

THENCE SOUTH 36°05'31" WEST, A DISTANCE OF 64.50 FEET;

THENCE SOUTH 00°00'37" EAST, A DISTANCE OF 641.06 FEET;

THENCE NORTH 84°15'56" EAST, A DISTANCE OF 661.67 FEET TO THE NORTHWEST CORNER OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 6;

THENCE, ALONG THE WESTERLY BOUNDARY OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 6, THE FOLLOWING NINE (9) COURSES;

1. SOUTH 05°44'05" EAST, A DISTANCE OF 2.00 FEET;
2. NORTH 84°15'55" EAST, A DISTANCE OF 398.40 FEET;
3. SOUTH 05°44'05" EAST, A DISTANCE OF 2.00 FEET;
4. SOUTH 84°15'55" WEST, A DISTANCE OF 398.40 FEET;
5. SOUTH 05°44'05" EAST, A DISTANCE OF 2.00 FEET;
6. NORTH 84°15'55" EAST, A DISTANCE OF 398.40 FEET;

7. SOUTH 05°44'05" EAST, A DISTANCE OF 2.00 FEET;
8. SOUTH 84°15'55" WEST, A DISTANCE OF 398.40 FEET;
9. SOUTH 05°44'05" EAST, A DISTANCE OF 2.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.370 ACRES, (16,124 SQUARE FEET), MORE OR LESS.

PETITION FOR ANNEXATION
(GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 7 OF 15)

To: The Mayor and City Council of the City of Greeley, Colorado:

The undersigned ("**Petitioner**"), in accordance with the Municipal Annexation Act of 1965, Article 12, Title 31, Part 1, Colorado Revised Statutes, as amended (the "**Act**"), hereby petitions (this "**Petition**") the City Council of the City of Greeley, Colorado (the "**Council**") for annexation to the City of Greeley (the "**City**") of the land located in the County of Weld, State of Colorado, as more particularly described in Exhibit A-1, attached hereto and incorporated herein by this reference (the "**Property**").

In support of this Petition, Petitioner alleges as follows:

1. It is desirable and necessary that the Property be annexed to the City.

2. The condition set forth in Section 30(1)(b) of Article II of the Colorado Constitution has been met, the provisions of Section 30 of Article II of the Colorado Constitution have been complied with, and the requirements of Sections 31-12-104 and 31-12-105 of the Act exist or have been met in that:

(a) Pursuant to Section 31-12-104(1)(a) of the Act, not less than one-sixth of the perimeter of the Property is contiguous with the City's boundary as established by the prior annexation in this serial annexation.

(b) Contiguity is not established by use of any boundary:

(i) of an area previously annexed to the City that, at the time of its annexation, was not contiguous at any point with the City's boundary, was not otherwise in compliance with Section 31-12-104(1)(a) of the Act, and was located more than three miles from the City's nearest boundary ("**Non-Contiguous Area**"); or

(ii) of territory subsequently annexed directly to, or indirectly connected through subsequent annexations to, a Non-Contiguous Area.

(c) A community of interest exists between the Property and the City.

(d) The Property is urban or will be urbanized in the near future.

(e) The Property is integrated or is capable of being integrated with the City.

(f) In establishing the boundaries of the Property, 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:

(i) has been divided into separate parts or parcels without the written consent of the landowners thereof unless such tracts or parcels are separated by a dedicated street, road or other public way; or

(ii) comprising twenty acres or more (which, together with the buildings and improvements situated thereon has a valuation for assessment in excess of two hundred thousand dollars for ad valorem tax purposes for the year next preceding the annexation) is included without the written consent of the landowners.

(g) The Property is not presently a part of any incorporated city, city and county, or town; no proceedings have been commenced for incorporation or annexation of part or all of the Property to another municipality; nor has any election for annexation of the Property or substantially the same territory to the City been held within the twelve months immediately preceding the filing of this Petition.

(h) Annexation of the Property will not result in the detachment of area from any school district and the attachment of the same to another school district.

(i) Except to the extent necessary to avoid dividing parcels within the Property held in identical ownership, at least fifty percent of which are within the three mile limit, annexation of the Property will not have the effect of extending a municipal boundary more than three miles in any direction from any point of the City boundary in any one year.

(j) In establishing the boundaries of the Property, if a portion of a platted street or alley is annexed, the entire width of said street or alley is included, and annexation of the Property will not result in the denial of reasonable access to any landowner, owner of an easement, or owner of a franchise adjoining a platted street or alley which has been annexed by the City but is not bounded on both sides by the City.

3. Petitioner comprises more than fifty percent of the landowners of the Property and owns more than fifty percent of the Property, excluding public streets and alleys and any land owned by the City.

4. The mailing address of Petitioner and the date of signing of Petitioner's signature are shown on this Petition.

5. The legal description of the land owned by Petitioner is set forth in Exhibit A-2 attached to this Petition.

6. Accompanying this Petition are the original and four copies of an annexation boundary map in the form required by Section 31-12-107(1)(d) of the Act and containing the following information:

(a) A written legal description of the boundaries of the Property.

(b) A map showing the boundary of the Property.

(c) Within the annexation boundary map, 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.

(d) Next to the boundary of the Property, a drawing of the contiguous boundary of the City and the contiguous boundary of any other municipality abutting the Property.

(e) A Surveyor's certificate prepared by a registered land surveyor that attests to the preparation of the map and certifies that the Property has at least one-sixth (1/6) contiguity to the City.

7. To the extent the Property or any portion thereof has not previously been so included, as an express condition of annexation of the Property to the City, Petitioner consents to the Property's inclusion into the Northern Colorado Water Conservancy District (the "**District**") and the municipal subdistrict (the "**Subdistrict**") pursuant to C.R.S. Section 37-45-136 (3.6). Upon inclusion into the District and Subdistrict, the 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 the Property. Petitioner waives any right which may exist to: (a) an election pursuant to Article X, Section 20, of the Colorado Constitution before the District and Subdistrict can impose mill levies and special assessments; and (b) a refund pursuant to Article X, Section 20, of the Colorado Constitution.

8. Petitioner has filed this Petition subject to, and Petitioner's consent to the City's annexation of the Property is conditioned upon satisfaction of, the following conditions, any one or more of which Petitioner may waive in its sole discretion:

(a) Concurrently with approving annexation of the Property, the City approves, in form and substance satisfactory to Petitioner, the following (the "**Approvals**"):

(i) As applicable pursuant to the Act and/or the City's land use regulations, and to the extent not previously accomplished: (A) an update to the City's three-mile plan with respect to the Property in accordance with Section 31-12-105(1)(e)(I) of the Act; and (B) prior to acting on Petitioner's zoning application, an amendment to the City's comprehensive plan to update the Long Range Expected Growth Area and Land Use Guidance Map to conform to Petitioner's requested zoning; and

(ii) Zoning for the Property that is substantially consistent with the application for zoning which Petitioner submits in connection with this Petition; and

(iii) Execution of an annexation and development agreement ("**Annexation Agreement**") which addresses, among other matters: (A) the general plan for development of the Property; and (B) the establishment of statutory vested property rights for a term greater than three years pursuant to Article 68, Title 24, C.R.S, on terms and conditions mutually acceptable to Petitioner and the City; and

(iv) Such ordinances and/or resolutions as may be required to implement provisions of the Annexation Agreement.

(b) Petitioner reserves the sole, exclusive and unilateral right to withdraw this Petition by so notifying the City Clerk in writing at any point prior to the latest to occur of:

(i) the latest final, non-appealable approval of the ordinance(s), resolution(s) or other actions granting the Approvals; or

(ii) final, non-appealable resolution of any: (A) legal proceeding or other action a third-party brings to directly or indirectly challenge annexation of the Property, any of the Approvals, or any of the City's ordinances, resolutions or other actions approving annexation of the Property or any of the Approvals; or (B) any third-party submits a petition for referendum seeking to reverse or nullify any of such ordinances.

(c) Prior to expiration of the period described in the foregoing Paragraph 8(b) without Petitioner having withdrawn this Petition, neither Petitioner nor the City shall cause or permit the occurrence of the conditions to effectiveness of the annexation as set forth in Section 31-12-113(2)(b) of the Act.

9. Except for the terms and conditions of this Petition and of the Annexation Agreement, which terms and conditions Petitioner expressly approves and therefore do not constitute an imposition of additional terms and conditions within the meaning of Sections 31-12-107(4), 110(2), 111 or 112(1) of the Act, Petitioner requests that no additional terms and conditions be imposed upon the City's annexation of the Property.

THEREFORE, Petitioner respectfully petitions and requests that Council approve annexation of the Property to the City in accordance with and pursuant to the statutes of the State of Colorado.

[*Signature pages and Exhibits follow this page*]

PROPERTY OWNER/PETITIONER

Windsor Renewal I, LLC
a Colorado limited liability company

By: _____
Name: Robert Walker
Title: Authorized Signatory

Date: 11/24, 2025

Petitioner's mailing address: 252 Clayton Street, 4th Floor Denver, CO 80206

Is Petitioner a resident of the Property? No

Legal description of land owned by Petitioner: *See* Exhibit A-2

EXHIBIT A-1
LEGAL DESCRIPTION OF PROPERTY

A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 35, WHENCE THE EAST LINE OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER BEARS NORTH 10°47'40" WEST A DISTANCE OF 1,148.16 FEET WITH ALL BEARINGS HEREIN AFTER RELATIVE THERETO;

THENCE NORTH 89°14'10" WEST, A DISTANCE OF 3,102.54 FEET TO THE **POINT OF BEGINNING**, BEING THE SOUTHWEST CORNER OF GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 6;

THENCE SOUTH 84°15'55" WEST, A DISTANCE OF 672.72 FEET;

THENCE NORTH 00°00'37" WEST, A DISTANCE OF 655.37 FEET;

THENCE NORTH 36°05'31" EAST, A DISTANCE OF 66.47 FEET;

THENCE NORTH 21°21'55" EAST, A DISTANCE OF 201.45 FEET;

THENCE NORTH 31°18'44" EAST, A DISTANCE OF 194.16 FEET;

THENCE NORTH 42°52'20" EAST, A DISTANCE OF 73.92 FEET;

THENCE NORTH 58°40'04" EAST, A DISTANCE OF 30.38 FEET;

THENCE SOUTH 31°19'56" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 58°40'04" WEST, A DISTANCE OF 30.10 FEET;

THENCE SOUTH 42°52'20" WEST, A DISTANCE OF 73.44 FEET;

THENCE SOUTH 31°18'44" WEST, A DISTANCE OF 193.79 FEET;

THENCE SOUTH 21°21'55" WEST, A DISTANCE OF 201.53 FEET;

THENCE SOUTH 36°05'31" WEST, A DISTANCE OF 66.08 FEET;

THENCE SOUTH 00°00'37" EAST, A DISTANCE OF 501.11 FEET;

THENCE NORTH 89°59'23" EAST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 00°00'37" WEST, A DISTANCE OF 500.46 FEET;

THENCE NORTH 36°05'31" EAST, A DISTANCE OF 65.68 FEET;

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THENCE NORTH 42°52'20" EAST, A DISTANCE OF 72.96 FEET;

THENCE NORTH 58°40'04" EAST, A DISTANCE OF 29.83 FEET;

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THENCE SOUTH 58°40'04" WEST, A DISTANCE OF 29.55 FEET;

THENCE SOUTH 42°52'20" WEST, A DISTANCE OF 72.48 FEET;

THENCE SOUTH 31°18'44" WEST, A DISTANCE OF 193.03 FEET;

THENCE SOUTH 21°21'55" WEST, A DISTANCE OF 201.70 FEET;

THENCE SOUTH 36°05'31" WEST, A DISTANCE OF 65.29 FEET;

THENCE SOUTH 00°00'37" EAST, A DISTANCE OF 499.80 FEET;

THENCE NORTH 89°59'23" EAST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 00°00'37" WEST, A DISTANCE OF 499.15 FEET;

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THENCE SOUTH 36°05'31" WEST, A DISTANCE OF 64.50 FEET;

THENCE SOUTH 00°00'37" EAST, A DISTANCE OF 641.06 FEET;

THENCE NORTH 84°15'56" EAST, A DISTANCE OF 661.67 FEET TO THE NORTHWEST CORNER OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 6;

THENCE, ALONG THE WESTERLY BOUNDARY OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 6, THE FOLLOWING NINE (9) COURSES;

1. SOUTH 05°44'05" EAST, A DISTANCE OF 2.00 FEET;
2. NORTH 84°15'55" EAST, A DISTANCE OF 398.40 FEET;
3. SOUTH 05°44'05" EAST, A DISTANCE OF 2.00 FEET;
4. SOUTH 84°15'55" WEST, A DISTANCE OF 398.40 FEET;
5. SOUTH 05°44'05" EAST, A DISTANCE OF 2.00 FEET;
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8. SOUTH 84°15'55" WEST, A DISTANCE OF 398.40 FEET;
9. SOUTH 05°44'05" EAST, A DISTANCE OF 2.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.370 ACRES, (16,124 SQUARE FEET), MORE OR LESS.

EXHIBIT A-2
LEGAL DESCRIPTION OF LAND OWNED BY PETITIONER

A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

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CONTAINING AN AREA OF 0.370 ACRES, (16,124 SQUARE FEET), MORE OR LESS.

Affidavit of Circulator
(Great Western Industrial Park Serial Annexation No. 7 of 15)

STATE OF COLORADO)
) ss.
COUNTY OF Denver)

CHRISTOPHER MORTON being first duly sworn, states upon oath that he/she is the circulator of the Petition for Annexation to which this Affidavit is attached and knows of his/her own knowledge that the signature of each Property Owner/Petitioner appearing on said Petition for Annexation 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 24th day of November, 2025, by Christopher Morton.

Witness my hand and official seal.

My commission expires: 2/25/26

CONSTANCE SMITH
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20104006392
MY COMMISSION EXPIRES FEBRUARY 25, 2026

Constance Smith
Notary Public

5970210.1

ANNEXATION NO. 7

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

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CONTAINING AN AREA OF 0.370 ACRES, (16,124 SQUARE FEET), MORE OR LESS.

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GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION MAP NO. 7 OF 15

TO THE CITY OF GREELEY, COLORADO

LOCATED IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 34
TOWNSHIP 6 NORTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN
COUNTY OF WELD, STATE OF COLORADO
PROJECT NUMBER: ANX2025-0010

LEGAL DESCRIPTION

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THENCE NORTH 42°52'20" EAST, A DISTANCE OF 73.92 FEET;
THENCE NORTH 58°40'04" EAST, A DISTANCE OF 30.38 FEET;
THENCE SOUTH 31°19'56" EAST, A DISTANCE OF 2.00 FEET;
THENCE SOUTH 58°40'04" WEST, A DISTANCE OF 30.10 FEET;
THENCE SOUTH 42°52'20" WEST, A DISTANCE OF 73.44 FEET;
THENCE SOUTH 31°18'44" WEST, A DISTANCE OF 193.79 FEET;
THENCE SOUTH 21°21'55" WEST, A DISTANCE OF 201.53 FEET;
THENCE SOUTH 36°05'31" WEST, A DISTANCE OF 66.08 FEET;
THENCE SOUTH 00°00'37" EAST, A DISTANCE OF 501.11 FEET;
THENCE NORTH 89°59'23" EAST, A DISTANCE OF 2.00 FEET;
THENCE NORTH 00°00'37" WEST, A DISTANCE OF 500.46 FEET;
THENCE NORTH 36°05'31" EAST, A DISTANCE OF 65.68 FEET;
THENCE NORTH 21°21'55" EAST, A DISTANCE OF 201.62 FEET;
THENCE NORTH 31°18'44" EAST, A DISTANCE OF 193.41 FEET;
THENCE NORTH 42°52'20" EAST, A DISTANCE OF 72.96 FEET;
THENCE NORTH 58°40'04" EAST, A DISTANCE OF 29.83 FEET;
THENCE SOUTH 31°19'56" EAST, A DISTANCE OF 2.00 FEET;
THENCE SOUTH 58°40'04" WEST, A DISTANCE OF 29.55 FEET;
THENCE SOUTH 42°52'20" WEST, A DISTANCE OF 72.48 FEET;
THENCE SOUTH 31°18'44" WEST, A DISTANCE OF 193.03 FEET;
THENCE SOUTH 21°21'55" WEST, A DISTANCE OF 201.70 FEET;
THENCE SOUTH 36°05'31" WEST, A DISTANCE OF 65.29 FEET;
THENCE SOUTH 00°00'37" EAST, A DISTANCE OF 499.80 FEET;
THENCE NORTH 89°59'23" EAST, A DISTANCE OF 2.00 FEET;
THENCE NORTH 00°00'37" WEST, A DISTANCE OF 499.15 FEET;
THENCE NORTH 36°05'31" EAST, A DISTANCE OF 64.90 FEET;
THENCE NORTH 21°21'55" EAST, A DISTANCE OF 201.79 FEET;
THENCE NORTH 31°18'44" EAST, A DISTANCE OF 192.66 FEET;
THENCE NORTH 42°52'20" EAST, A DISTANCE OF 72.00 FEET;
THENCE NORTH 58°40'04" EAST, A DISTANCE OF 29.27 FEET;
THENCE SOUTH 31°19'56" EAST, A DISTANCE OF 2.00 FEET;
THENCE SOUTH 58°40'04" WEST, A DISTANCE OF 28.99 FEET;
THENCE SOUTH 42°52'20" WEST, A DISTANCE OF 71.52 FEET;
THENCE SOUTH 31°18'44" WEST, A DISTANCE OF 192.28 FEET;
THENCE SOUTH 21°21'55" WEST, A DISTANCE OF 201.87 FEET;
THENCE SOUTH 36°05'31" WEST, A DISTANCE OF 64.50 FEET;
THENCE SOUTH 00°00'37" EAST, A DISTANCE OF 641.06 FEET;
THENCE NORTH 84°15'56" EAST, A DISTANCE OF 661.67 FEET TO THE NORTHWEST CORNER OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 6;

THENCE, ALONG THE WESTERLY BOUNDARY OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 6, THE FOLLOWING NINE (9) COURSES;

1. SOUTH 05°44'05" EAST, A DISTANCE OF 2.00 FEET;
2. NORTH 84°15'55" EAST, A DISTANCE OF 398.40 FEET;
3. SOUTH 05°44'05" EAST, A DISTANCE OF 2.00 FEET;
4. SOUTH 84°15'55" WEST, A DISTANCE OF 398.40 FEET;
5. SOUTH 05°44'05" EAST, A DISTANCE OF 2.00 FEET;
6. NORTH 84°15'55" EAST, A DISTANCE OF 398.40 FEET;
7. SOUTH 05°44'05" EAST, A DISTANCE OF 2.00 FEET;
8. SOUTH 84°15'55" WEST, A DISTANCE OF 398.40 FEET;
9. SOUTH 05°44'05" EAST, A DISTANCE OF 2.00 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 0.370 ACRES, (16,124 SQUARE FEET), MORE OR LESS.

SIGNATURE OF OWNER _____ DATE _____

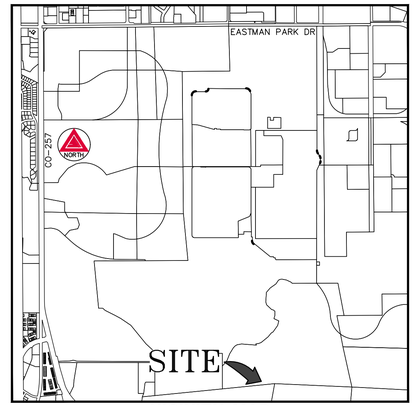
WITNESS MY HAND AND SEAL THIS _____ DAY OF _____ A.D. _____

STATE OF COLORADO)
CITY OF GREELEY)
WELD COUNTY)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____DAY OF 20_____

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC



VICINITY MAP
SCALE 1" = 2000'

CONTIGUITY

TOTAL PERIMETER BEING ANNEXED = 9,621.59'
MINIMUM REQUIRED CONTIGUITY = 1,603.60'
TOTAL PERIMETER CONTIGUOUS TO CITY OF GREELEY = 1,603.60
CONTIGUOUS PERIMETER PERCENTAGE = 16.67%
TOTAL ANNEXED AREA = 16,124 SQ. FT. OR 0.370 ACRES, MORE OR LESS

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE ASSUMED AND ARE BASED ON THE EAST LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35, WHICH BEARS NORTH 10°47'40" WEST, A DISTANCE OF 1148.16 FEET.

2. UNITS SHOWN HEREON ARE IN U.S. SURVEY FEET.

3. THIS ANNEXATION MAP HAS BEEN PREPARED FROM RECORD INFORMATION AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY.

STATEMENT OF INTENT

THE LANDOWNERS OF THE PROPERTY DESCRIBED IN THE GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION MAP NOS. 1–15, SUCH LANDOWNERS OWNING 100% OF SUCH PROPERTY, INTEND TO ANNEX THEIR PROPERTY INTO THE CITY OF GREELEY.

CERTIFICATE OF APPROVAL BY THE COMMUNITY DEVELOPMENT DIRECTOR

APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR ON THIS _____ DAY OF _____, 20 _____.

_____
DIRECTOR OF COMMUNITY DEVELOPMENT

CERTIFICATE OF APPROVAL BY THE DEVELOPMENT REVIEW MANAGER

APPROVED BY THE DEVELOPMENT REVIEW MANAGER ON THIS _____ DAY OF _____, 20 _____.

_____
DEVELOPMENT REVIEW MANAGER

CITY COUNCIL APPROVAL

APPROVED BY THE GREELEY CITY COUNCIL ON THIS _____ DAY

OF _____, 20 _____.

PLANNING COMMISSION RECOMMENDATION

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

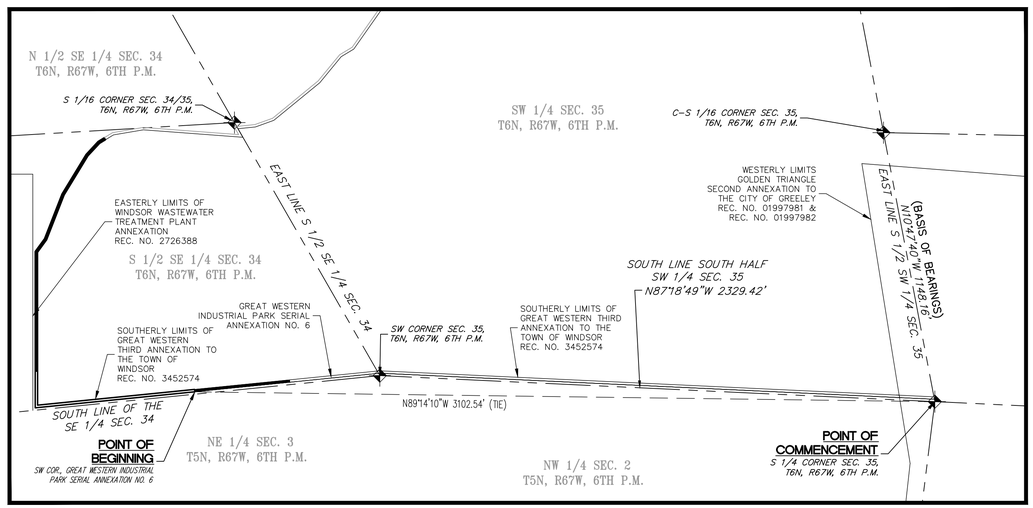
OF _____, 20 _____.

SURVEYOR'S CERTIFICATE

I, JAMES E. LYNCH, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS ANNEXATION MAP WAS PREPARED UNDER MY DIRECT SUPERVISION; AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THIS MAP ACCURATELY DELINEATES THE PARCEL OF LAND TO BE ANNEXED TO THE CITY OF GREELEY, COLORADO; AND THAT AT LEAST ONE SIXTH (1/6) OF THE BOUNDARY OF SAID PARCEL IS CONTIGUOUS TO THE PRESENT BOUNDARY OF THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

JAMES E. LYNCH
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR No. 37933
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS ANNEXATION MAP WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS ANNEXATION MAP BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.



BASIS OF BEARINGS DETAIL
SCALE 1" = 300'

SCALE	DSN	DWN	DATE
N.T.S.	RDS	JEL	2/12/2026

DATE	BY	REVISION DESCRIPTION

AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEX. 7
S 1/2, SW 1/4, SEC. 35, T6N, R67W, 6TH P.M.
WELD COUNTY, COLORADO
PREPARED FOR
REDLAND
1500 WEST CANAL COURT, LITTLETON, CO 80120

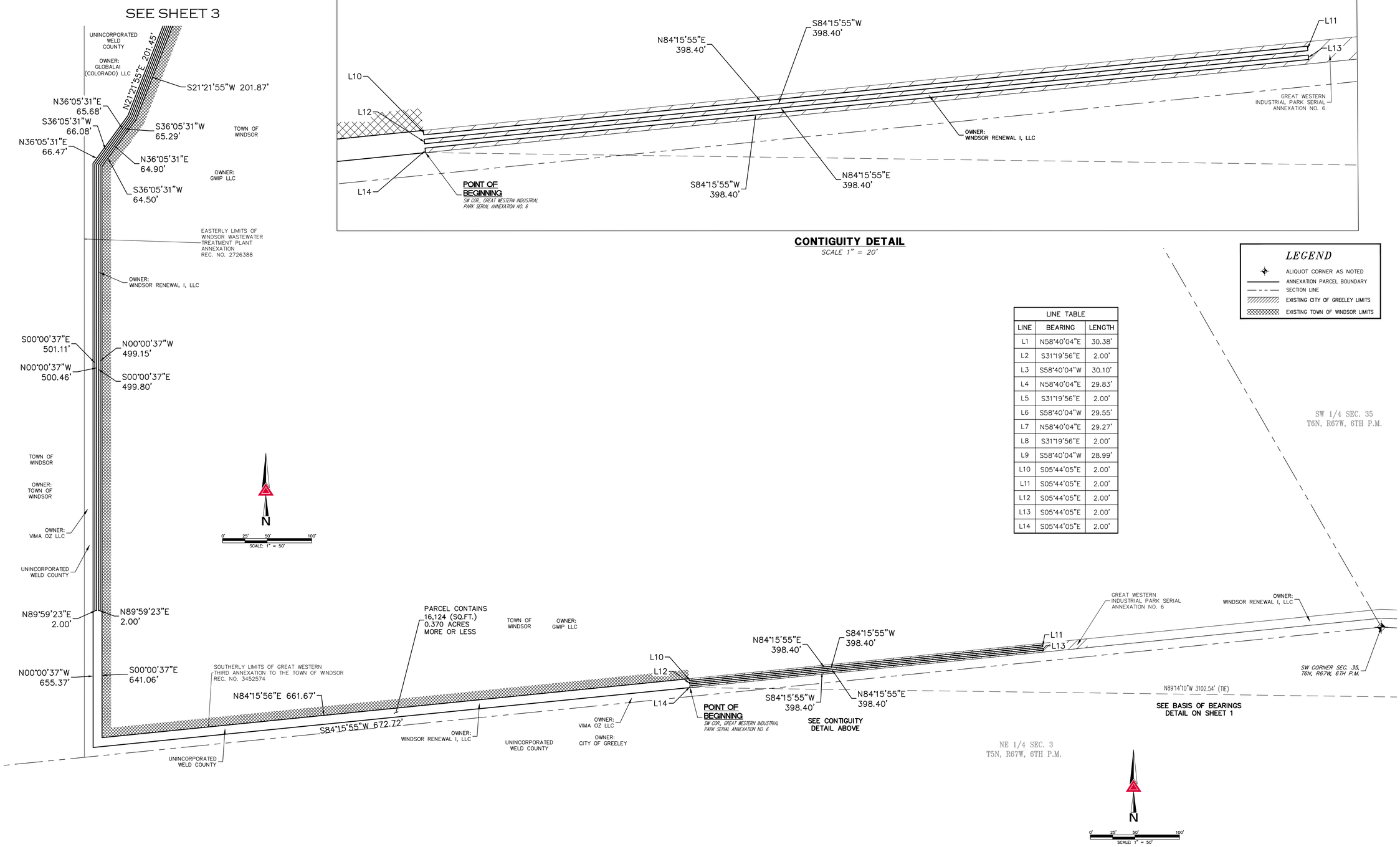
SHEET 1 OF 3 SHEETS

54825-07
JOB NO.

GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION MAP NO. 7 OF 15

TO THE CITY OF GREELEY, COLORADO

LOCATED IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 34
TOWNSHIP 6 NORTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN
COUNTY OF WELD, STATE OF COLORADO
PROJECT NUMBER: ANX2025-0010



CONTIGUITY DETAIL
SCALE 1" = 20'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N58°40'04"E	30.38'
L2	S31°19'56"E	2.00'
L3	S58°40'04"W	30.10'
L4	N58°40'04"E	29.83'
L5	S31°19'56"E	2.00'
L6	S58°40'04"W	29.55'
L7	N58°40'04"E	29.27'
L8	S31°19'56"E	2.00'
L9	S58°40'04"W	28.99'
L10	S05°44'05"E	2.00'
L11	S05°44'05"E	2.00'
L12	S05°44'05"E	2.00'
L13	S05°44'05"E	2.00'
L14	S05°44'05"E	2.00'

LEGEND

- ALIQUOT CORNER AS NOTED
- ANNEXATION PARCEL BOUNDARY
- SECTION LINE
- EXISTING CITY OF GREELEY LIMITS
- EXISTING TOWN OF WINDSOR LIMITS

SCALE 1"=50'
DRD RDS
DWN JEL
DATE 2/12/2026

DATE	BY	REVISION DESCRIPTION

AZTEC CONSULTANTS, INC.
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Littleton, Colorado 80122
Phone: (303) 713-1898
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GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEX. 7
S 1/2, SW 1/4, SEC. 35, T6N, R67W, 6TH P.M.
WELD COUNTY, COLORADO

PREPARED FOR
REDLAND
1500 WEST CANAL COURT, LITTLETON, CO 80120

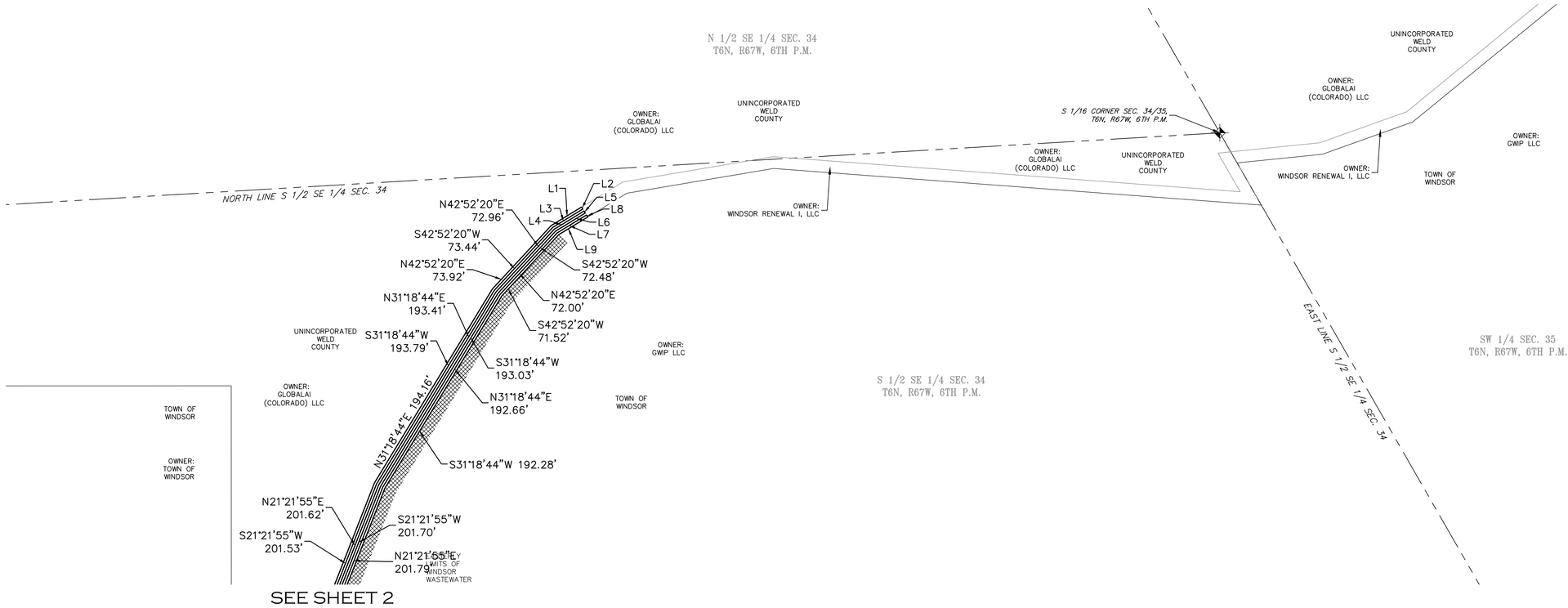
SHEET 2 OF 3 SHEETS

54825-07
JOB NO.

GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION MAP NO. 7 OF 15

TO THE CITY OF GREELEY, COLORADO

LOCATED IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 34
TOWNSHIP 6 NORTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN
COUNTY OF WELD, STATE OF COLORADO
PROJECT NUMBER: ANX2025-0010



LINE TABLE		
LINE	BEARING	LENGTH
L1	N58°40'04"E	30.38'
L2	S31°19'56"E	2.00'
L3	S58°40'04"W	30.10'
L4	N58°40'04"E	29.83'
L5	S31°19'56"E	2.00'
L6	S58°40'04"W	29.55'
L7	N58°40'04"E	29.27'
L8	S31°19'56"E	2.00'
L9	S58°40'04"W	28.99'
L10	S05°44'05"E	2.00'
L11	S05°44'05"E	2.00'
L12	S05°44'05"E	2.00'
L13	S05°44'05"E	2.00'
L14	S05°44'05"E	2.00'

LEGEND

- ALIQUOT CORNER AS NOTED
- ANNEXATION PARCEL BOUNDARY
- SECTION LINE
- EXISTING CITY OF GREELEY LIMITS
- EXISTING TOWN OF WINDSOR LIMITS

N

0' 25' 50' 100'
SCALE: 1" = 50'

SCALE 1"=50'
DRD RDS
DWN JEL
DATE 2/12/2026

DATE	BY	REVISION DESCRIPTION

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GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEX. 7
S 1/2, SW 1/4, SEC. 35, T6N, R67W, 6TH P.M.
WELD COUNTY, COLORADO

PREPARED FOR
REDLAND
1500 WEST CANAL COURT, LITTLETON, CO 80120

SHEET 3 OF 3 SHEETS

54825-07
JOB NO.

Council Agenda Summary

March 17, 2026
Key Staff Contact: Michael Franke, Planner III, Donald Threewitt, Interim Director of Community Development

Title:

Resolution finding substantial compliance with State Annexation laws for the properties collectively known as ANX2025-0009, Great Western Industrial Park (GWIP) Annexation No. 8, located generally south of Eastman Park Drive, east of State Highway 257, west of Great Western Drive, and north of Weld County Road 62 1/4, into the City of Greeley, the subject site is comprised of 1.134 acres

Summary:

The property owner and applicant, Windsor Renewal LLC, have petitioned the City to annex a total of 325.85 acres of unincorporated property known as the Great Western Industrial Park (GWIP) No. 1 through No. 15 annexations. The annexations consist of five parcels: Parcel No. 080726200026, Parcel No. 080726300026, Parcel No. 080726300027, Parcel No 080735200035, and Parcel No. 080726200012.

City staff requests that the City Council adopt the resolution finding substantial compliance with State Annexation laws for the properties, and set the public hearing for May 5, 2026.

Fiscal Impact:

If approved, will this item result in a positive, negative, or no impact on the budget?
City staff anticipate minimal immediate financial impacts associated with the annexation, aside from potential considerations for emergency response.

Legal Issues:

None.

Other issues and Considerations:

None.

Strategic Focus Area:

Community Vitality

Decision Options:

1. Adopt the resolution as presented; or
2. Amend the resolution and adopt as amended; or
3. Deny the resolution; or
4. Continue consideration of the resolution to a date certain.

Council's Recommended Action:

Adopt the resolution.

Attachments:

1. Resolution No. 32, 2026 with Exhibit A
2. Annexation Petition No. 8 with Legal Description and Map

CITY OF GREELEY, COLORADO

RESOLUTION NO. 32, 2026

A RESOLUTION FINDING SUBSTANTIAL COMPLIANCE WITH STATE ANNEXATION LAWS FOR PROPERTY KNOWN AS "GREAT WESTERN INDUSTRIAL PARK (GWIP) ANNEXATION NO. 8," LOCATED GENERALLY SOUTH OF EASTMAN PARK DRIVE, EAST OF STATE HIGHWAY 257, WEST OF GREAT WESTERN DRIVE, AND NORTH OF WELD COUNTY ROAD 62 1/4, INTO THE CITY OF GREELEY. THE SUBJECT SITE IS COMPRISED OF 1.134 ACRES

WHEREAS, Windsor Renewal I, LLC has submitted an annexation petition to the City of Greeley for annexation of property located generally South of Eastman Park Drive, West of Great Western Drive, and North of Weld County Road 64 1/4, more particularly described in the attached Exhibit A;

WHEREAS, the City of Greeley staff has found the annexation petition to be in substantial compliance with C.R.S. §§ 31-12-107(1); and

WHEREAS, City staff desires that the City Council establish a date, time, and place to hold a hearing to determine if the proposed annexation complies with Section 30 of article II of the state constitution and C.R.S. §§ 31-12-104 and -105, or such parts thereof, to establish eligibility for annexation to the City of Greeley; and

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

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

1. The annexation petition is found to substantially comply with C.R.S. § 31-12-107(1).

2. The public hearing for consideration of the proposed annexation petition is hereby set for May 5, 2026, at the City Council Chambers, City Center - South, 1001 11th Avenue, Greeley, Colorado, during a regular City Council meeting beginning at 6:00 p.m.

3. The City Clerk is hereby authorized to publish and notify required parties pursuant to the procedures set forth in C.R.S. §31-12-108(2).

4. This resolution shall become effective immediately upon its passage.

PASSED, AND ADOPTED, SIGNED AND APPROVED this ____ day of _____, 2026.

ATTEST: **THE CITY OF GREELEY, COLORADO**

By: _____ **By: _____**
City Clerk **Mayor**

Exhibit A – Legal Description

A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 34 AND THE WEST HALF OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 35, WHENCE THE EAST LINE OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER BEARS NORTH 10°47'40" WEST A DISTANCE OF 1,148.16 FEET WITH ALL BEARINGS HEREIN AFTER RELATIVE THERETO;

THENCE NORTH 72°28'18" WEST, A DISTANCE OF 3,646.14 FEET TO THE POINT OF BEGINNING, BEING THE SOUTHWEST CORNER OF GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 7;

THENCE, ALONG THE WESTERLY BOUNDARY OF SAID GREAT WESTERN INDUSTRIAL PARK ANNEXATION NO. 7, THE FOLLOWING TWENTY NINE (29) COURSES;

1. THENCE NORTH 31°19'56" WEST, A DISTANCE OF 2.00 FEET;
2. THENCE SOUTH 58°40'04" WEST, A DISTANCE OF 29.27 FEET;
3. THENCE SOUTH 42°52'20" WEST, A DISTANCE OF 72.00 FEET;
4. THENCE SOUTH 31°18'44" WEST, A DISTANCE OF 192.66 FEET;
5. THENCE SOUTH 21°21'55" WEST, A DISTANCE OF 201.79 FEET;
6. THENCE SOUTH 36°05'31" WEST, A DISTANCE OF 64.90 FEET;
7. THENCE SOUTH 00°00'37" EAST, A DISTANCE OF 499.15 FEET;
8. THENCE SOUTH 89°59'23" WEST, A DISTANCE OF 2.00 FEET;
9. THENCE NORTH 00°00'37" WEST, A DISTANCE OF 499.80 FEET;
10. THENCE NORTH 36°05'31" EAST, A DISTANCE OF 65.29 FEET;
11. THENCE NORTH 21°21'55" EAST, A DISTANCE OF 201.70 FEET;
12. THENCE NORTH 31°18'44" EAST, A DISTANCE OF 193.03 FEET;
13. THENCE NORTH 42°52'20" EAST, A DISTANCE OF 72.48 FEET;
14. THENCE NORTH 58°40'04" EAST, A DISTANCE OF 29.55 FEET;
15. THENCE NORTH 31°19'56" WEST, A DISTANCE OF 2.00 FEET;
16. THENCE SOUTH 58°40'04" WEST, A DISTANCE OF 29.83 FEET;
17. THENCE SOUTH 42°52'20" WEST, A DISTANCE OF 72.96 FEET;
18. THENCE SOUTH 31°18'44" WEST, A DISTANCE OF 193.41 FEET;
19. THENCE SOUTH 21°21'55" WEST, A DISTANCE OF 201.62 FEET;
20. THENCE SOUTH 36°05'31" WEST, A DISTANCE OF 65.68 FEET;
21. THENCE SOUTH 00°00'37" EAST, A DISTANCE OF 500.46 FEET;
22. THENCE SOUTH 89°59'23" WEST, A DISTANCE OF 2.00 FEET;
23. THENCE NORTH 00°00'37" WEST, A DISTANCE OF 501.11 FEET;
24. THENCE NORTH 36°05'31" EAST, A DISTANCE OF 66.08 FEET;
25. THENCE NORTH 21°21'55" EAST, A DISTANCE OF 201.53 FEET;
26. THENCE NORTH 31°18'44" EAST, A DISTANCE OF 193.79 FEET;
27. THENCE NORTH 42°52'20" EAST, A DISTANCE OF 73.44 FEET;
28. THENCE NORTH 58°40'04" EAST, A DISTANCE OF 30.10 FEET;
29. THENCE NORTH 31°19'56" WEST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 58°40'04" EAST, A DISTANCE OF 41.07 FEET;
THENCE NORTH 80°24'15" EAST, A DISTANCE OF 130.37 FEET;
THENCE SOUTH 85°42'16" EAST, A DISTANCE OF 400.68 FEET;
THENCE NORTH 29°52'21" WEST, A DISTANCE OF 38.70 FEET;
THENCE NORTH 84°12'49" EAST, A DISTANCE OF 87.68 FEET;
THENCE NORTH 70°20'24" EAST, A DISTANCE OF 79.04 FEET;
THENCE NORTH 50°40'32" EAST, A DISTANCE OF 246.78 FEET;
THENCE NORTH 39°24'57" EAST, A DISTANCE OF 142.09 FEET;
THENCE NORTH 59°00'45" EAST, A DISTANCE OF 61.09 FEET;
THENCE NORTH 35°04'44" EAST, A DISTANCE OF 214.48 FEET;

THENCE NORTH 14°47'44" EAST, A DISTANCE OF 126.10 FEET;
THENCE NORTH 24°37'43" WEST, A DISTANCE OF 150.38 FEET;
THENCE NORTH 16°13'14" EAST, A DISTANCE OF 96.50 FEET;
THENCE NORTH 00°14'24" EAST, A DISTANCE OF 107.70 FEET;
THENCE NORTH 49°11'48" WEST, A DISTANCE OF 48.96 FEET;
THENCE NORTH 75°23'24" WEST, A DISTANCE OF 52.11 FEET;
THENCE NORTH 46°20'17" WEST, A DISTANCE OF 198.08 FEET;
THENCE NORTH 16°46'18" WEST, A DISTANCE OF 90.08 FEET;
THENCE NORTH 04°12'48" EAST, A DISTANCE OF 271.27 FEET;
THENCE NORTH 40°32'39" EAST, A DISTANCE OF 163.94 FEET;
THENCE NORTH 54°26'06" EAST, A DISTANCE OF 198.64 FEET;
THENCE NORTH 34°05'15" EAST, A DISTANCE OF 125.31 FEET;
THENCE NORTH 61°24'02" EAST, A DISTANCE OF 53.49 FEET;
THENCE NORTH 85°01'46" EAST, A DISTANCE OF 61.03 FEET;
THENCE SOUTH 79°36'11" EAST, A DISTANCE OF 123.32 FEET;
THENCE SOUTH 65°08'55" EAST, A DISTANCE OF 144.96 FEET;
THENCE SOUTH 45°46'08" EAST, A DISTANCE OF 49.35 FEET;
THENCE NORTH 89°33'55" EAST, A DISTANCE OF 669.45 FEET;
THENCE NORTH 00°05'00" WEST, A DISTANCE OF 296.47 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 3,075.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 00°30'47" WEST;
THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°11'11", AN ARC LENGTH OF 10.00 FEET;
THENCE SOUTH 00°05'00" EAST, A DISTANCE OF 306.51 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 35;
THENCE SOUTH 89°33'55" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 683.60 FEET;
THENCE NORTH 45°45'52" WEST, A DISTANCE OF 51.68 FEET;
THENCE NORTH 65°08'39" WEST, A DISTANCE OF 141.98 FEET;
THENCE NORTH 79°35'55" WEST, A DISTANCE OF 120.70 FEET;
THENCE SOUTH 85°02'02" WEST, A DISTANCE OF 57.59 FEET;
THENCE SOUTH 61°24'18" WEST, A DISTANCE OF 48.97 FEET;
THENCE SOUTH 34°05'31" WEST, A DISTANCE OF 124.67 FEET;
THENCE SOUTH 54°26'22" WEST, A DISTANCE OF 199.22 FEET;
THENCE SOUTH 40°32'55" WEST, A DISTANCE OF 159.44 FEET;
THENCE SOUTH 04°13'04" WEST, A DISTANCE OF 266.14 FEET;
THENCE SOUTH 16°46'02" EAST, A DISTANCE OF 85.59 FEET;
THENCE SOUTH 46°16'25" EAST, A DISTANCE OF 193.43 FEET;
THENCE SOUTH 75°23'08" EAST, A DISTANCE OF 51.85 FEET;
THENCE SOUTH 49°11'32" EAST, A DISTANCE OF 55.89 FEET;
THENCE SOUTH 00°14'40" WEST, A DISTANCE OF 113.71 FEET;
THENCE SOUTH 16°13'30" WEST, A DISTANCE OF 94.18 FEET;
THENCE SOUTH 24°37'27" EAST, A DISTANCE OF 150.24 FEET;
THENCE SOUTH 14°48'00" WEST, A DISTANCE OF 131.45 FEET;
THENCE SOUTH 35°04'55" WEST, A DISTANCE OF 218.40 FEET;
THENCE SOUTH 59°01'01" WEST, A DISTANCE OF 61.48 FEET;
THENCE SOUTH 39°25'13" WEST, A DISTANCE OF 141.35 FEET;
THENCE SOUTH 50°40'48" WEST, A DISTANCE OF 249.50 FEET;
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THENCE SOUTH 58°40'04" WEST, A DISTANCE OF 39.15 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 1.134 ACRES, (49,404 SQUARE FEET), MORE OR LESS.

PETITION FOR ANNEXATION
(GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 8 OF 15)

To: The Mayor and City Council of the City of Greeley, Colorado:

The undersigned ("**Petitioner**"), in accordance with the Municipal Annexation Act of 1965, Article 12, Title 31, Part 1, Colorado Revised Statutes, as amended (the "**Act**"), hereby petitions (this "**Petition**") the City Council of the City of Greeley, Colorado (the "**Council**") for annexation to the City of Greeley (the "**City**") of the land located in the County of Weld, State of Colorado, as more particularly described in Exhibit A-1, attached hereto and incorporated herein by this reference (the "**Property**").

In support of this Petition, Petitioner alleges as follows:

1. It is desirable and necessary that the Property be annexed to the City.

2. The condition set forth in Section 30(1)(b) of Article II of the Colorado Constitution has been met, the provisions of Section 30 of Article II of the Colorado Constitution have been complied with, and the requirements of Sections 31-12-104 and 31-12-105 of the Act exist or have been met in that:

(a) Pursuant to Section 31-12-104(1)(a) of the Act, not less than one-sixth of the perimeter of the Property is contiguous with the City's boundary as established by the prior annexation in this serial annexation.

(b) Contiguity is not established by use of any boundary:

(i) of an area previously annexed to the City that, at the time of its annexation, was not contiguous at any point with the City's boundary, was not otherwise in compliance with Section 31-12-104(1)(a) of the Act, and was located more than three miles from the City's nearest boundary ("**Non-Contiguous Area**"); or

(ii) of territory subsequently annexed directly to, or indirectly connected through subsequent annexations to, a Non-Contiguous Area.

(c) A community of interest exists between the Property and the City.

(d) The Property is urban or will be urbanized in the near future.

(e) The Property is integrated or is capable of being integrated with the City.

(f) In establishing the boundaries of the Property, 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:

(i) has been divided into separate parts or parcels without the written consent of the landowners thereof unless such tracts or parcels are separated by a dedicated street, road or other public way; or

(ii) comprising twenty acres or more (which, together with the buildings and improvements situated thereon has a valuation for assessment in excess of two hundred thousand dollars for ad valorem tax purposes for the year next preceding the annexation) is included without the written consent of the landowners.

(g) The Property is not presently a part of any incorporated city, city and county, or town; no proceedings have been commenced for incorporation or annexation of part or all of the Property to another municipality; nor has any election for annexation of the Property or substantially the same territory to the City been held within the twelve months immediately preceding the filing of this Petition.

(h) Annexation of the Property will not result in the detachment of area from any school district and the attachment of the same to another school district.

(i) Except to the extent necessary to avoid dividing parcels within the Property held in identical ownership, at least fifty percent of which are within the three mile limit, annexation of the Property will not have the effect of extending a municipal boundary more than three miles in any direction from any point of the City boundary in any one year.

(j) In establishing the boundaries of the Property, if a portion of a platted street or alley is annexed, the entire width of said street or alley is included, and annexation of the Property will not result in the denial of reasonable access to any landowner, owner of an easement, or owner of a franchise adjoining a platted street or alley which has been annexed by the City but is not bounded on both sides by the City.

3. Petitioner comprises more than fifty percent of the landowners of the Property and owns more than fifty percent of the Property, excluding public streets and alleys and any land owned by the City.

4. The mailing address of Petitioner and the date of signing of Petitioner's signature are shown on this Petition.

5. The legal description of the land owned by Petitioner is set forth in Exhibit A-2 attached to this Petition.

6. Accompanying this Petition are the original and four copies of an annexation boundary map in the form required by Section 31-12-107(1)(d) of the Act and containing the following information:

(a) A written legal description of the boundaries of the Property.

(b) A map showing the boundary of the Property.

(c) Within the annexation boundary map, 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.

(d) Next to the boundary of the Property, a drawing of the contiguous boundary of the City and the contiguous boundary of any other municipality abutting the Property.

(e) A Surveyor's certificate prepared by a registered land surveyor that attests to the preparation of the map and certifies that the Property has at least one-sixth (1/6) contiguity to the City.

7. To the extent the Property or any portion thereof has not previously been so included, as an express condition of annexation of the Property to the City, Petitioner consents to the Property's inclusion into the Northern Colorado Water Conservancy District (the "**District**") and the municipal subdistrict (the "**Subdistrict**") pursuant to C.R.S. Section 37-45-136 (3.6). Upon inclusion into the District and Subdistrict, the 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 the Property. Petitioner waives any right which may exist to: (a) an election pursuant to Article X, Section 20, of the Colorado Constitution before the District and Subdistrict can impose mill levies and special assessments; and (b) a refund pursuant to Article X, Section 20, of the Colorado Constitution.

8. Petitioner has filed this Petition subject to, and Petitioner's consent to the City's annexation of the Property is conditioned upon satisfaction of, the following conditions, any one or more of which Petitioner may waive in its sole discretion:

(a) Concurrently with approving annexation of the Property, the City approves, in form and substance satisfactory to Petitioner, the following (the "**Approvals**"):

(i) As applicable pursuant to the Act and/or the City's land use regulations, and to the extent not previously accomplished: (A) an update to the City's three-mile plan with respect to the Property in accordance with Section 31-12-105(1)(e)(I) of the Act; and (B) prior to acting on Petitioner's zoning application, an amendment to the City's comprehensive plan to update the Long Range Expected Growth Area and Land Use Guidance Map to conform to Petitioner's requested zoning; and

(ii) Zoning for the Property that is substantially consistent with the application for zoning which Petitioner submits in connection with this Petition; and

(iii) Execution of an annexation and development agreement ("**Annexation Agreement**") which addresses, among other matters: (A) the general plan for development of the Property; and (B) the establishment of statutory vested property rights for a term greater than three years pursuant to Article 68, Title 24, C.R.S, on terms and conditions mutually acceptable to Petitioner and the City; and

(iv) Such ordinances and/or resolutions as may be required to implement provisions of the Annexation Agreement.

(b) Petitioner reserves the sole, exclusive and unilateral right to withdraw this Petition by so notifying the City Clerk in writing at any point prior to the latest to occur of:

(i) the latest final, non-appealable approval of the ordinance(s), resolution(s) or other actions granting the Approvals; or

(ii) final, non-appealable resolution of any: (A) legal proceeding or other action a third-party brings to directly or indirectly challenge annexation of the Property, any of the Approvals, or any of the City's ordinances, resolutions or other actions approving annexation of the Property or any of the Approvals; or (B) any third-party submits a petition for referendum seeking to reverse or nullify any of such ordinances.

(c) Prior to expiration of the period described in the foregoing Paragraph 8(b) without Petitioner having withdrawn this Petition, neither Petitioner nor the City shall cause or permit the occurrence of the conditions to effectiveness of the annexation as set forth in Section 31-12-113(2)(b) of the Act.

9. Except for the terms and conditions of this Petition and of the Annexation Agreement, which terms and conditions Petitioner expressly approves and therefore do not constitute an imposition of additional terms and conditions within the meaning of Sections 31-12-107(4), 110(2), 111 or 112(1) of the Act, Petitioner requests that no additional terms and conditions be imposed upon the City's annexation of the Property.

THEREFORE, Petitioner respectfully petitions and requests that Council approve annexation of the Property to the City in accordance with and pursuant to the statutes of the State of Colorado.

[*Signature pages and Exhibits follow this page*]

PROPERTY OWNER/PETITIONER

Windsor Renewal I, LLC
a Colorado limited liability company

By: _____
Name: Robert Walker
Title: Authorized Signatory

Date: 11/24, 2025

Petitioner's mailing address: 252 Clayton Street, 4th Floor Denver, CO 80206

Is Petitioner a resident of the Property? No

Legal description of land owned by Petitioner: *See* Exhibit A-2

EXHIBIT A-1
LEGAL DESCRIPTION OF PROPERTY

A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 34 AND THE WEST HALF OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 35, WHENCE THE EAST LINE OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER BEARS NORTH 10°47'40" WEST A DISTANCE OF 1,148.16 FEET WITH ALL BEARINGS HEREIN AFTER RELATIVE THERETO;

THENCE NORTH 72°28'18" WEST, A DISTANCE OF 3,646.14 FEET TO THE POINT OF BEGINNING, BEING THE SOUTHWEST CORNER OF GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 7;

THENCE, ALONG THE WESTERLY BOUNDARY OF SAID GREAT WESTERN INDUSTRIAL PARK ANNEXATION NO. 7, THE FOLLOWING TWENTY NINE (29) COURSES;

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EXHIBIT A-2
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CONTAINING AN AREA OF 1.134 ACRES, (49,404 SQUARE FEET), MORE OR LESS.

Affidavit of Circulator
(Great Western Industrial Park Serial Annexation No. 8 of 15)

STATE OF COLORADO)
) ss.
COUNTY OF Denver)

Christopher Morton being first duly sworn, states upon oath that he/she is the circulator of the Petition for Annexation to which this Affidavit is attached and knows of his/her own knowledge that the signature of each Property Owner/Petitioner appearing on said Petition for Annexation 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 24th day of November, 2025, by Christopher Morton.

Witness my hand and official seal.

My commission expires: 2/25/26

CONSTANCE SMITH
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20104006392
MY COMMISSION EXPIRES FEBRUARY 25, 2026

Notary Public

5970212.1

ANNEXATION NO. 8

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 34 AND THE WEST HALF OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 35, WHENCE THE EAST LINE OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER BEARS NORTH 10°47'40" WEST A DISTANCE OF 1,148.16 FEET WITH ALL BEARINGS HEREIN AFTER RELATIVE THERETO;

THENCE NORTH 72°28'18" WEST, A DISTANCE OF 3,646.14 FEET TO THE POINT OF BEGINNING, BEING THE SOUTHWEST CORNER OF GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 7;

THENCE, ALONG THE WESTERLY BOUNDARY OF SAID GREAT WESTERN INDUSTRIAL PARK ANNEXATION NO. 7, THE FOLLOWING TWENTY NINE (29) COURSES;

1. THENCE NORTH 31°19'56" WEST, A DISTANCE OF 2.00 FEET;
2. THENCE SOUTH 58°40'04" WEST, A DISTANCE OF 29.27 FEET;
3. THENCE SOUTH 42°52'20" WEST, A DISTANCE OF 72.00 FEET;
4. THENCE SOUTH 31°18'44" WEST, A DISTANCE OF 192.66 FEET;
5. THENCE SOUTH 21°21'55" WEST, A DISTANCE OF 201.79 FEET;
6. THENCE SOUTH 36°05'31" WEST, A DISTANCE OF 64.90 FEET;
7. THENCE SOUTH 00°00'37" EAST, A DISTANCE OF 499.15 FEET;
8. THENCE SOUTH 89°59'23" WEST, A DISTANCE OF 2.00 FEET;
9. THENCE NORTH 00°00'37" WEST, A DISTANCE OF 499.80 FEET;
10. THENCE NORTH 36°05'31" EAST, A DISTANCE OF 65.29 FEET;
11. THENCE NORTH 21°21'55" EAST, A DISTANCE OF 201.70 FEET;
12. THENCE NORTH 31°18'44" EAST, A DISTANCE OF 193.03 FEET;
13. THENCE NORTH 42°52'20" EAST, A DISTANCE OF 72.48 FEET;
14. THENCE NORTH 58°40'04" EAST, A DISTANCE OF 29.55 FEET;
15. THENCE NORTH 31°19'56" WEST, A DISTANCE OF 2.00 FEET;
16. THENCE SOUTH 58°40'04" WEST, A DISTANCE OF 29.83 FEET;
17. THENCE SOUTH 42°52'20" WEST, A DISTANCE OF 72.96 FEET;
18. THENCE SOUTH 31°18'44" WEST, A DISTANCE OF 193.41 FEET;
19. THENCE SOUTH 21°21'55" WEST, A DISTANCE OF 201.62 FEET;
20. THENCE SOUTH 36°05'31" WEST, A DISTANCE OF 65.68 FEET;
21. THENCE SOUTH 00°00'37" EAST, A DISTANCE OF 500.46 FEET;
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23. THENCE NORTH 00°00'37" WEST, A DISTANCE OF 501.11 FEET;
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THENCE SOUTH 85°42'16" EAST, A DISTANCE OF 400.68 FEET;
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THENCE NORTH 84°12'49" EAST, A DISTANCE OF 87.68 FEET;

THENCE NORTH 70°20'24" EAST, A DISTANCE OF 79.04 FEET;
THENCE NORTH 50°40'32" EAST, A DISTANCE OF 246.78 FEET;
THENCE NORTH 39°24'57" EAST, A DISTANCE OF 142.09 FEET;
THENCE NORTH 59°00'45" EAST, A DISTANCE OF 61.09 FEET;
THENCE NORTH 35°04'44" EAST, A DISTANCE OF 214.48 FEET;
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THENCE NORTH 61°24'02" EAST, A DISTANCE OF 53.49 FEET;
THENCE NORTH 85°01'46" EAST, A DISTANCE OF 61.03 FEET;
THENCE SOUTH 79°36'11" EAST, A DISTANCE OF 123.32 FEET;
THENCE SOUTH 65°08'55" EAST, A DISTANCE OF 144.96 FEET;
THENCE SOUTH 45°46'08" EAST, A DISTANCE OF 49.35 FEET;
THENCE NORTH 89°33'55" EAST, A DISTANCE OF 669.45 FEET;
THENCE NORTH 00°05'00" WEST, A DISTANCE OF 296.47 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 3,075.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 00°30'47" WEST;
THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°11'11", AN ARC LENGTH OF 10.00 FEET;
THENCE SOUTH 00°05'00" EAST, A DISTANCE OF 306.51 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 35;
THENCE SOUTH 89°33'55" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 683.60 FEET;
THENCE NORTH 45°45'52" WEST, A DISTANCE OF 51.68 FEET;
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THENCE SOUTH 50°40'48" WEST, A DISTANCE OF 249.50 FEET;
THENCE SOUTH 70°20'40" WEST, A DISTANCE OF 81.99 FEET;

THENCE SOUTH 84°13'05" WEST, A DISTANCE OF 73.28 FEET TO A POINT ON THE WEST LINE OF SAID WEST HALF OF SECTION 35;
THENCE SOUTH 29°52'21" EAST, ALONG SAID WEST LINE, A DISTANCE OF 41.57 FEET;
THENCE NORTH 85°42'16" WEST, A DISTANCE OF 418.34 FEET;
THENCE SOUTH 80°24'15" WEST, A DISTANCE OF 127.23 FEET;
THENCE SOUTH 58°40'04" WEST, A DISTANCE OF 39.15 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 1.134 ACRES, (49,404 SQUARE FEET), MORE OR LESS.

GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION MAP NO. 8 OF 15

TO THE CITY OF GREELEY, COLORADO

LOCATED IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 34 AND THE WEST HALF OF SECTION 35
TOWNSHIP 6 NORTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN
COUNTY OF WELD, STATE OF COLORADO

PROJECT NUMBER: ANX2025-0009

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 34 AND THE WEST HALF OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 35, WHENCE THE EAST LINE OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER BEARS NORTH 10°47'40" WEST A DISTANCE OF 1,148.16 FEET WITH ALL BEARINGS HEREIN AFTER RELATIVE THERETO;

THENCE NORTH 72°28'18" WEST, A DISTANCE OF 3,646.14 FEET TO THE POINT OF BEGINNING, BEING THE SOUTHWEST CORNER OF GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 7;

THENCE, ALONG THE WESTERLY BOUNDARY OF SAID GREAT WESTERN INDUSTRIAL PARK ANNEXATION NO. 7, THE FOLLOWING TWENTY NINE (29) COURSES;

1. THENCE NORTH 31°19'56" WEST, A DISTANCE OF 2.00 FEET;
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3. THENCE SOUTH 42°52'20" WEST, A DISTANCE OF 72.00 FEET;
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CONTAINING AN AREA OF 1.134 ACRES, (49,404 SQUARE FEET), MORE OR LESS.

_____ _____
SIGNATURE OF OWNER DATE

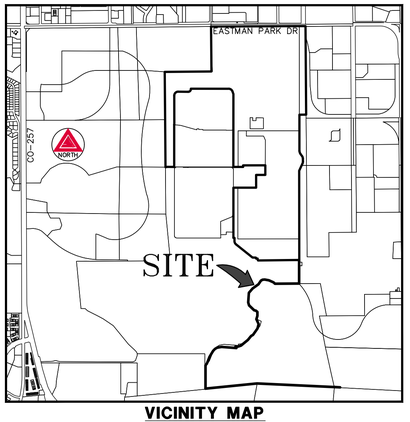
WITNESS MY HAND AND SEAL THIS _____ DAY OF _____ A.D. _____

STATE OF COLORADO)
CITY OF GREELEY)
WELD COUNTY)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____DAY OF 20_____

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC



VICINITY MAP
SCALE 1" = 2000'

CONTIGUITY

TOTAL PERIMETER BEING ANNEXED = 13,229.88'
MINIMUM REQUIRED CONTIGUITY = 2,204.98'
TOTAL PERIMETER CONTIGUOUS TO CITY OF GREELEY = 4,261.63'
CONTIGUOUS PERIMETER PERCENTAGE = 32.21%
TOTAL ANNEXED AREA = 49,404 SQ. FT. OR 1.134 ACRES, MORE OR LESS

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE ASSUMED AND ARE BASED ON THE EAST LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35, WHICH BEARS NORTH 10°47'40" WEST, A DISTANCE OF 1148.16 FEET.

2. UNITS SHOWN HEREON ARE IN U.S. SURVEY FEET.

3. THIS ANNEXATION MAP HAS BEEN PREPARED FROM RECORD INFORMATION AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY.

STATEMENT OF INTENT

THE LANDOWNERS OF THE PROPERTY DESCRIBED IN THE **GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION MAP NOS. 1-15**, SUCH LANDOWNERS OWNING 100% OF SUCH PROPERTY, INTEND TO ANNEX THEIR PROPERTY INTO THE CITY OF GREELEY.

CERTIFICATE OF APPROVAL BY THE COMMUNITY DEVELOPMENT DIRECTOR

APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR ON THIS _____ DAY OF _____, 20 _____.

_____
DIRECTOR OF COMMUNITY DEVELOPMENT

CERTIFICATE OF APPROVAL BY THE DEVELOPMENT REVIEW MANAGER

APPROVED BY THE DEVELOPMENT REVIEW MANAGER ON THIS _____ DAY OF _____, 20 _____.

_____
DEVELOPMENT REVIEW MANAGER

CITY COUNCIL APPROVAL

APPROVED BY THE GREELEY CITY COUNCIL ON THIS _____ DAY

OF _____, 20 _____.

PLANNING COMMISSION RECOMMENDATION

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

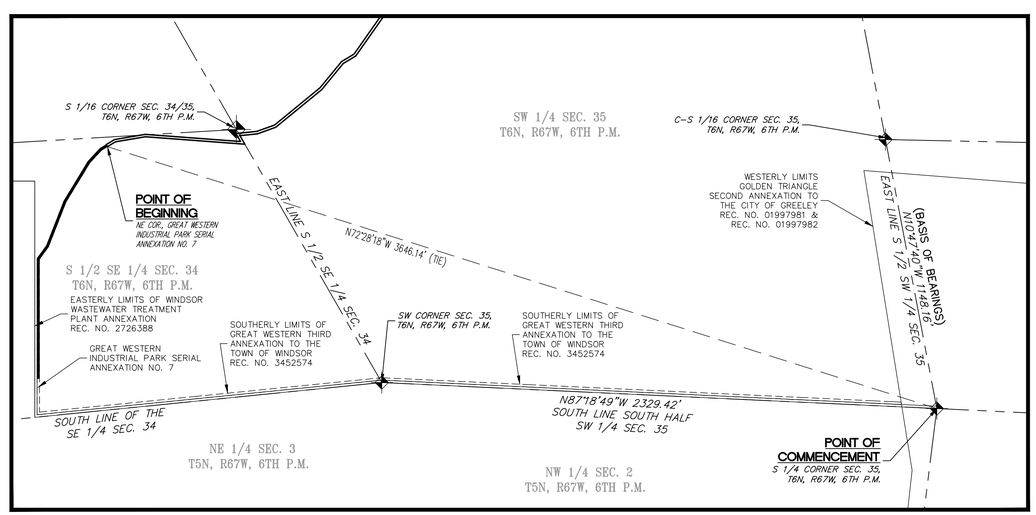
OF _____, 20 _____.

SURVEYOR'S CERTIFICATE

I, JAMES E. LYNCH, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS ANNEXATION MAP WAS PREPARED UNDER MY DIRECT SUPERVISION; AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THIS MAP ACCURATELY DELINEATES THE PARCEL OF LAND TO BE ANNEXED TO THE CITY OF GREELEY, COLORADO; AND THAT AT LEAST ONE SIXTH (1/6) OF THE BOUNDARY OF SAID PARCEL IS CONTIGUOUS TO THE PRESENT BOUNDARY OF THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

JAMES E. LYNCH
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR No. 37933
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS ANNEXATION MAP WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS ANNEXATION MAP BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.



BASIS OF BEARINGS DETAIL
SCALE 1" = 300'

SCALE	DRN	DATE	DATE	BY	REVISION DESCRIPTION
N.T.S.	JEL	2/12/2026			
	CKD RDS				

AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEX. 8
SEC. 34 & SEC. 35, T6N, R67W, 6TH P.M.
WELD COUNTY, COLORADO

PREPARED FOR
REDLAND
1500 WEST CANAL COURT, LITTLETON, CO 80120

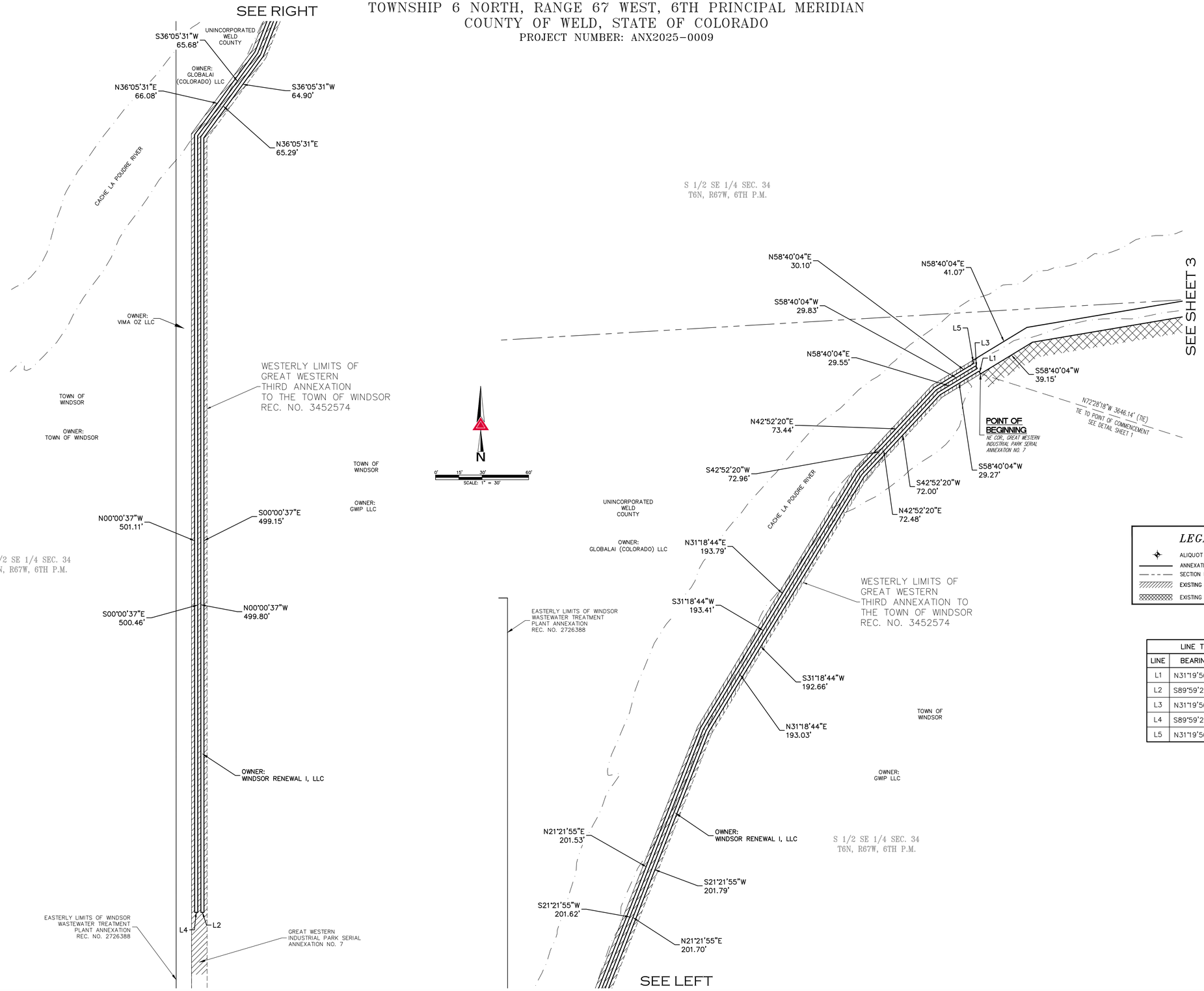
SHEET 1 OF 6 SHEETS

JOB NO. 54825-07

GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION MAP NO. 8 OF 15

TO THE CITY OF GREELEY, COLORADO

LOCATED IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 34 AND THE WEST HALF OF SECTION 35
TOWNSHIP 6 NORTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN
COUNTY OF WELD, STATE OF COLORADO
PROJECT NUMBER: ANX2025-0009



LEGEND

- ALIQUOT CORNER AS NOTED
- ANNEXATION PARCEL BOUNDARY
- SECTION LINE
- EXISTING CITY OF GREELEY LIMITS
- EXISTING TOWN OF WINDSOR LIMITS

LINE TABLE		
LINE	BEARING	LENGTH
L1	N31°19'56"W	2.00'
L2	S89°59'23"W	2.00'
L3	N31°19'56"W	2.00'
L4	S89°59'23"W	2.00'
L5	N31°19'56"W	2.00'

SCALE	DRN	DATE
1"=30'	JEL	2/12/2026
	RDS	

DATE	BY	REVISION DESCRIPTION

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GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEX. 8
SEC. 34 & SEC. 35, T6N, R67W, 6TH P.M.
WELD COUNTY, COLORADO

PREPARED FOR
REDLAND
1500 WEST CANAL COURT, LITTLETON, CO 80120

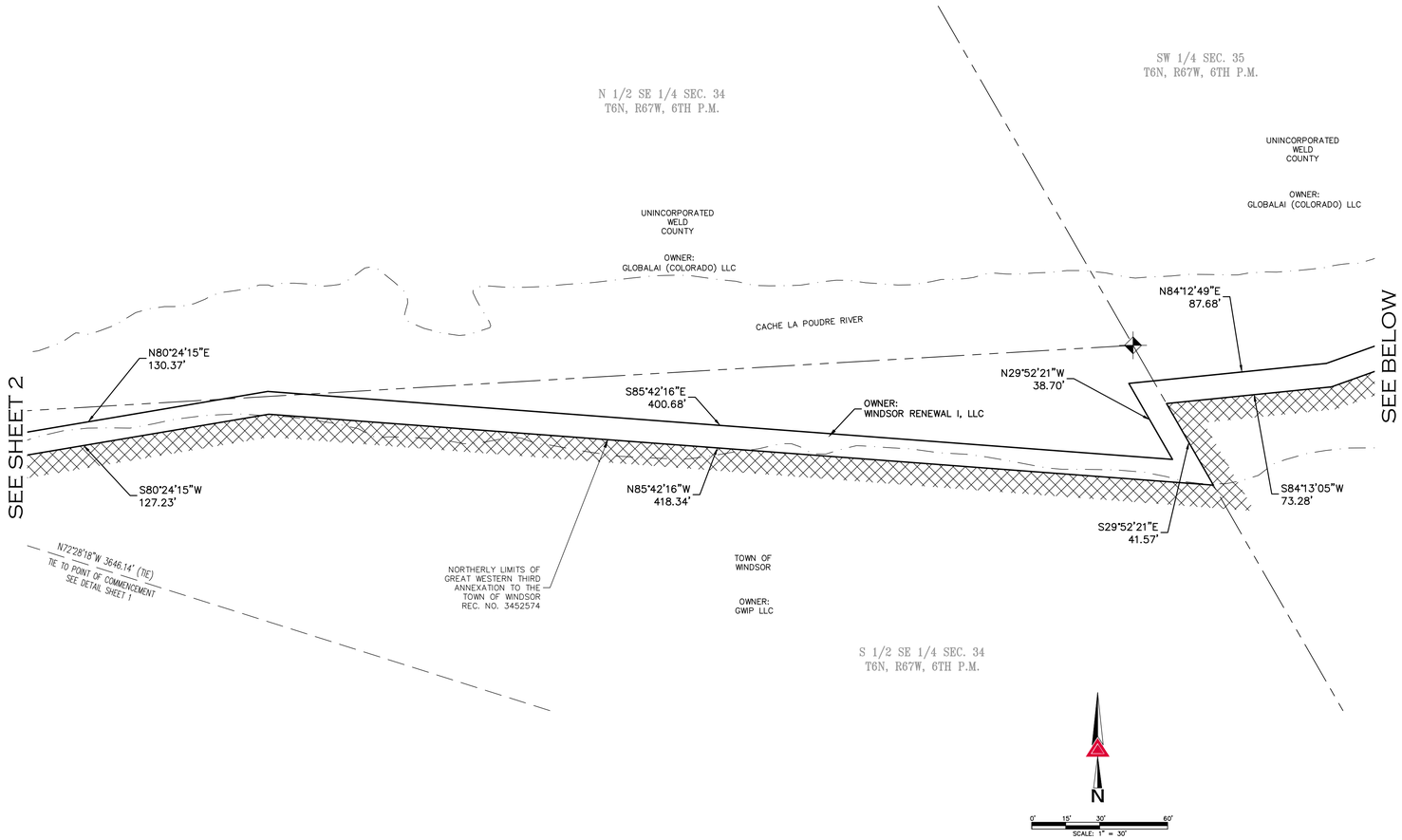
SHEET 2 OF 6 SHEETS

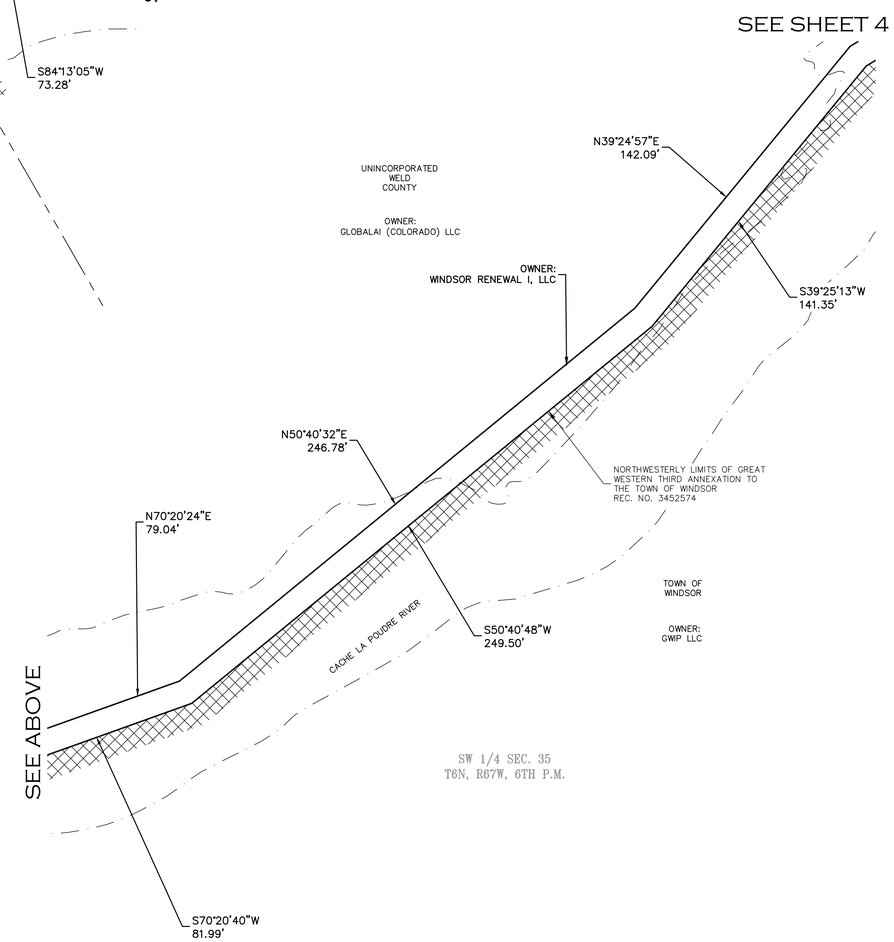
JOB NO. 54825-07

GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION MAP NO. 8 OF 15

TO THE CITY OF GREELEY, COLORADO

LOCATED IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 34 AND THE WEST HALF OF SECTION 35
TOWNSHIP 6 NORTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN
COUNTY OF WELD, STATE OF COLORADO
PROJECT NUMBER: ANX2025-0009





LINE TABLE		
LINE	BEARING	LENGTH
L1	N31°19'56"W	2.00'
L2	S89°59'23"W	2.00'
L3	N31°19'56"W	2.00'
L4	S89°59'23"W	2.00'
L5	N31°19'56"W	2.00'

LEGEND

- ALIQUOT CORNER AS NOTED
- ANNEXATION PARCEL BOUNDARY
- SECTION LINE
- EXISTING CITY OF GREELEY LIMITS
- EXISTING TOWN OF WINDSOR LIMITS

SCALE 1"=30'
DRN JEL
CKD RDS
DATE 2/12/2026

DATE	BY	REVISION DESCRIPTION

AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEX. 8
SEC. 34 & SEC. 35, T6N, R67W, 6TH P.M.
WELD COUNTY, COLORADO

PREPARED FOR
REDLAND
1500 WEST CANAL COURT, LITTLETON, CO 80120

SHEET 3 OF 6 SHEETS

JOB NO. 54825-07

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TO THE CITY OF GREELEY, COLORADO

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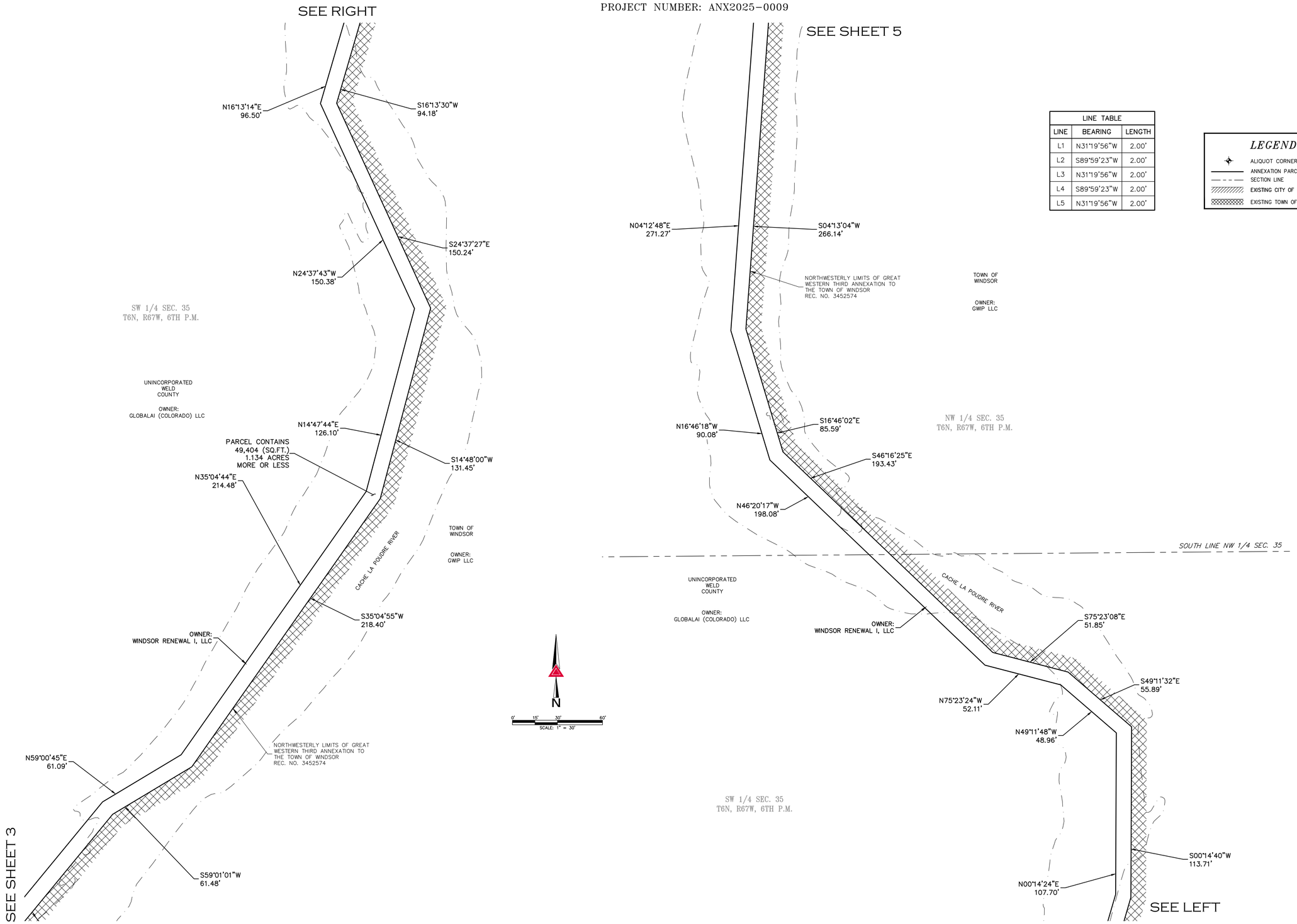

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WELD COUNTY, COLORADO

PREPARED FOR
REDLAND
1500 WEST CANAL COURT, LITTLETON, CO 80120

SHEET 4 OF 6 SHEETS

JOB NO. 54825-07

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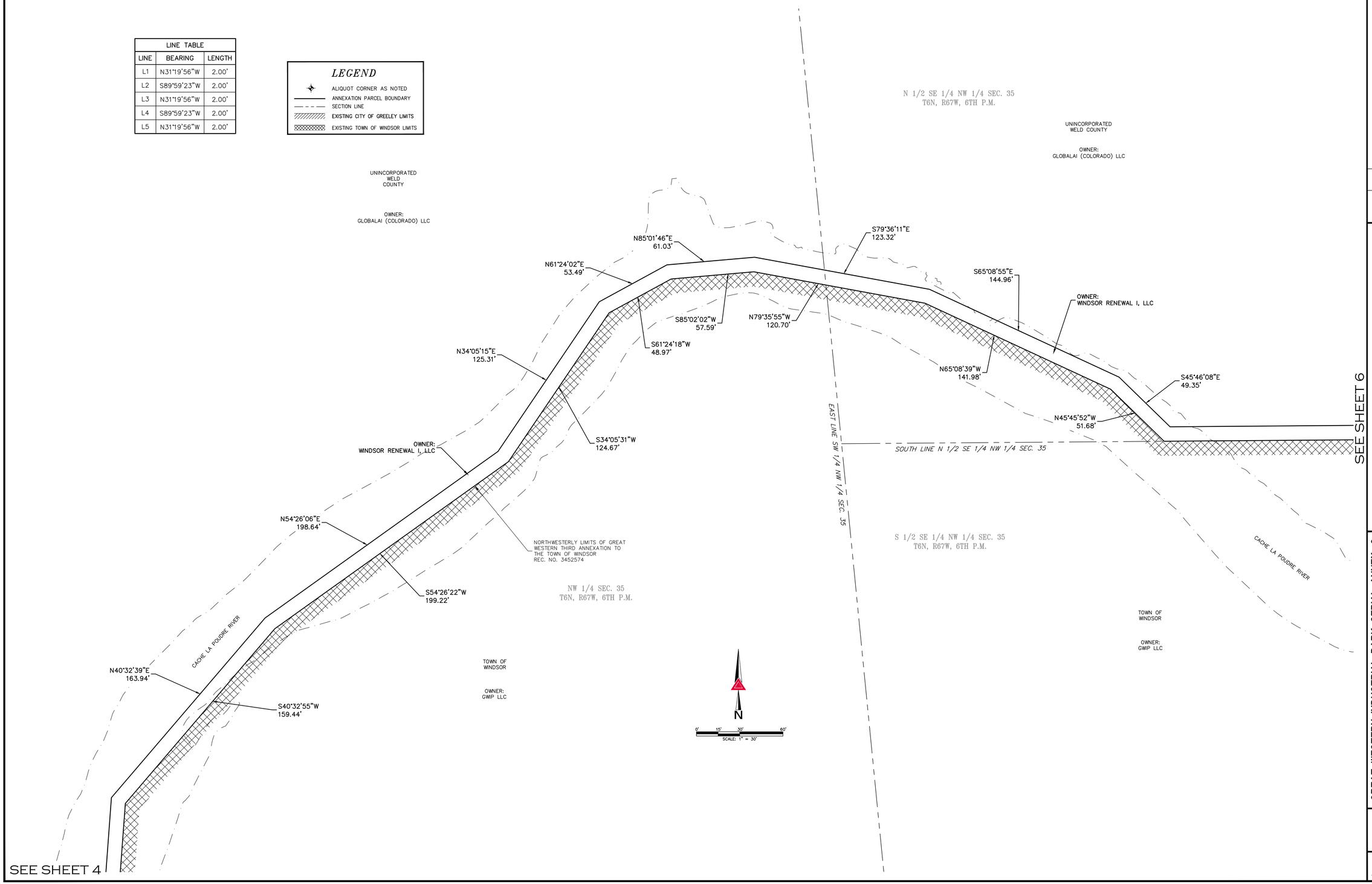

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SHEET 5 OF 6 SHEETS

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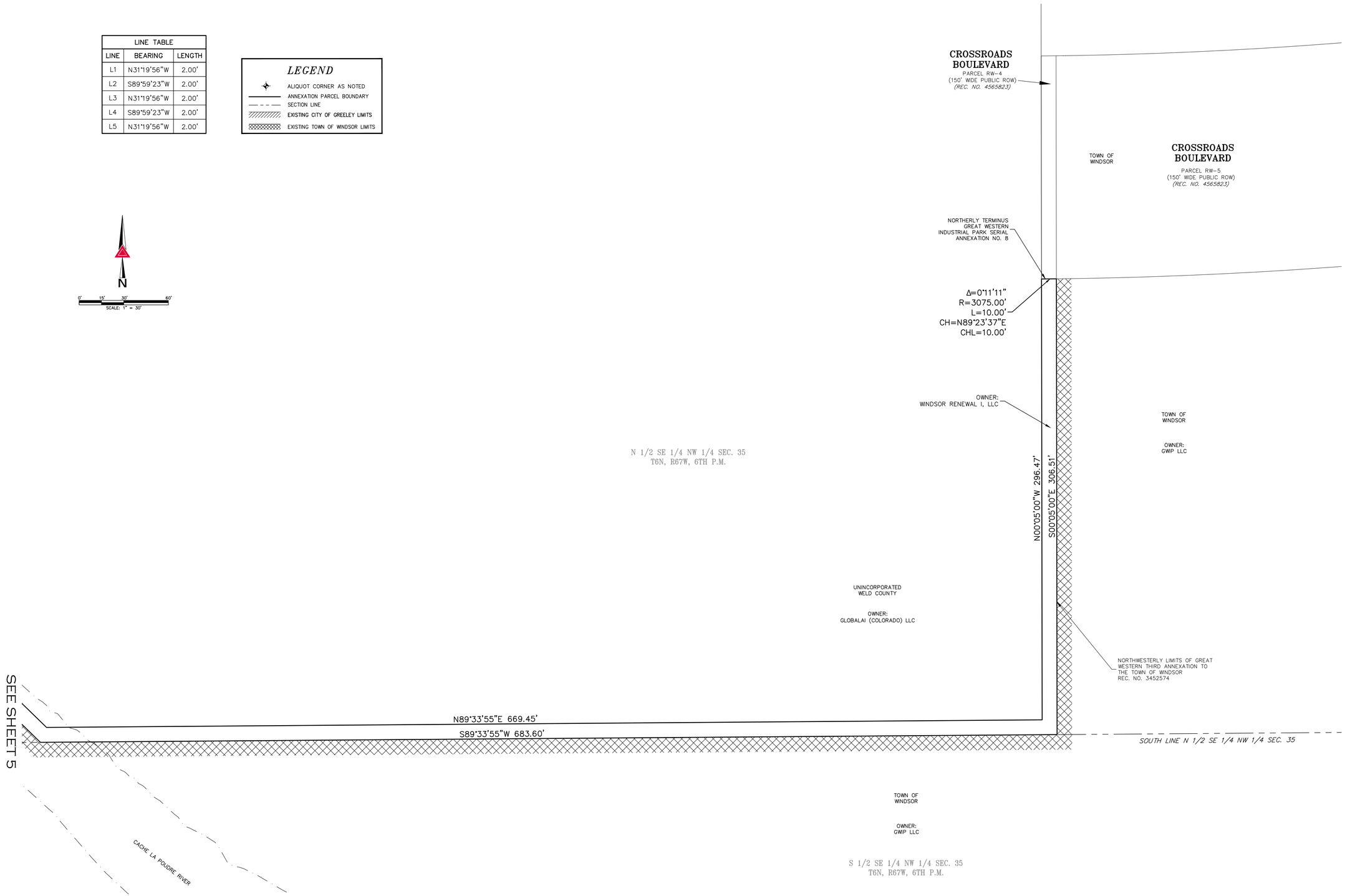

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SHEET 6 OF 6 SHEETS

54825-07
JOB NO.

Council Agenda Summary

March 17, 2026
Key Staff Contact: Donald Threewitt, Interim Director of Community Development, Michael Franke, Planner III

Title:

Resolution finding substantial compliance with State Annexation laws for the properties collectively known as ANX2025-0008, Great Western Industrial Park (GWIP) Annexation No. 9, located generally south of Eastman Park Drive, east of State Highway 257, west of Great Western Drive, and north of Weld County Road 62 1/4, into the City of Greeley, the subject site is comprised of 0.001 acres

Summary:

The property owner and applicant, Windsor Renewal LLC, have petitioned the City to annex a total of 325.85 acres of unincorporated property known as the Great Western Industrial Park (GWIP) No. 1 through No. 15 annexations. The annexations consist of five parcels: Parcel No. 080726200026, Parcel No. 080726300026, Parcel No. 080726300027, Parcel No 080735200035, and Parcel No. 080726200012.

City staff requests that the City Council adopt the resolution finding substantial compliance with State Annexation laws for the properties, and set the public hearing for May 5, 2026.

Fiscal Impact:

If approved, will this item result in a positive, negative, or no impact on the budget?
City staff anticipate minimal immediate financial impacts associated with the annexation, aside from potential considerations for emergency response.

Legal Issues:

None

Other issues and Considerations:

None

Strategic Focus Area:

Community Vitality

Decision Options:

1. Adopt the resolution as presented; or
2. Amend the resolution and adopt as amended; or
3. Deny the resolution; or
4. Continue consideration of the resolution to a date certain.

Council's Recommended Action:

Adopt the resolution.

Attachments:

1. Resolution No. 33, 2026 with Exhibit A
2. Annexation Petition No. 9 with Legal Description and Map

CITY OF GREELEY, COLORADO

RESOLUTION NO. 33, 2026

A RESOLUTION FINDING SUBSTANTIAL COMPLIANCE WITH STATE ANNEXATION LAWS FOR PROPERTY KNOWN AS "GREAT WESTERN INDUSTRIAL PARK (GWIP) ANNEXATION NO. 9," LOCATED GENERALLY SOUTH OF EASTMAN PARK DRIVE, EAST OF STATE HIGHWAY 257, WEST OF GREAT WESTERN DRIVE, AND NORTH OF WELD COUNTY ROAD 62 1/4, INTO THE CITY OF GREELEY. THE SUBJECT SITE IS COMPRISED OF 0.001 ACRES

WHEREAS, Windsor Renewal I, LLC has submitted an annexation petition to the City of Greeley for annexation of property located generally South of Eastman Park Drive, West of Great Western Drive, and North of Weld County Road 64 1/4, more particularly described in the attached Exhibit A;

WHEREAS, the City of Greeley staff has found the annexation petition to be in substantial compliance with C.R.S. §§ 31-12-107(1); and

WHEREAS, City staff desires that the City Council establish a date, time, and place to hold a hearing to determine if the proposed annexation complies with Section 30 of article II of the state constitution and C.R.S. §§ 31-12-104 and -105, or such parts thereof, to establish eligibility for annexation to the City of Greeley; and

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

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

1. The annexation petition is found to substantially comply with C.R.S. § 31-12-107(1).

2. The public hearing for consideration of the proposed annexation petition is hereby set for May 5, 2026, at the City Council Chambers, City Center - South, 1001 11th Avenue, Greeley, Colorado, during a regular City Council meeting beginning at 6:00 p.m.

3. The City Clerk is hereby authorized to publish and notify required parties pursuant to the procedures set forth in C.R.S. §31-12-108(2).

4. This resolution shall become effective immediately upon its passage.

PASSED, AND ADOPTED, SIGNED AND APPROVED this ____ day of _____, 2026.

ATTEST: **THE CITY OF GREELEY, COLORADO**

By: _____ **By: _____**
City Clerk **Mayor**

Exhibit A – Legal Description

A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 35, WHENCE THE EAST LINE OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER BEARS NORTH 10°47’40” WEST A DISTANCE OF 1,148.16 FEET WITH ALL BEARINGS HEREIN AFTER RELATIVE THERETO;

THENCE NORTH 18°56’58” WEST, A DISTANCE OF 3,561.27 FEET TO THE **POINT OF BEGINNING**, BEING THE NORTHWEST CORNER OF CROSSROADS BOULEVARD AS DESCRIBED AS PARCEL RW-4 IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER 4565823 IN THE RECORDS OF THE WELD COUNTY CLERK AN RECORDER, SAID POINT BEARING NORTH 00°04’30” WEST, A DISTANCE OF 150.00 FEET FROM THE NORTHWEST CORNER OF GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 8;

THENCE NORTH 00°04'30" WEST, A DISTANCE OF 11.07 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 00°04'30" EAST, A DISTANCE OF 8.98 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 6.00 FEET;

THENCE NORTH 00°04'29" WEST, A DISTANCE OF 8.98 FEET;

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CONTAINING AN AREA OF 0.001 ACRES, (56 SQUARE FEET), MORE OR LESS.

PETITION FOR ANNEXATION
(GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 9 OF 15)

To: The Mayor and City Council of the City of Greeley, Colorado:

The undersigned ("**Petitioner**"), in accordance with the Municipal Annexation Act of 1965, Article 12, Title 31, Part 1, Colorado Revised Statutes, as amended (the "**Act**"), hereby petitions (this "**Petition**") the City Council of the City of Greeley, Colorado (the "**Council**") for annexation to the City of Greeley (the "**City**") of the land located in the County of Weld, State of Colorado, as more particularly described in Exhibit A-1, attached hereto and incorporated herein by this reference (the "**Property**").

In support of this Petition, Petitioner alleges as follows:

1. It is desirable and necessary that the Property be annexed to the City.

2. The condition set forth in Section 30(1)(b) of Article II of the Colorado Constitution has been met, the provisions of Section 30 of Article II of the Colorado Constitution have been complied with, and the requirements of Sections 31-12-104 and 31-12-105 of the Act exist or have been met in that:

(a) Pursuant to Section 31-12-104(1)(a) of the Act, not less than one-sixth of the perimeter of the Property is contiguous with the City's boundary as established by the prior annexation in this serial annexation.

(b) Contiguity is not established by use of any boundary:

(i) of an area previously annexed to the City that, at the time of its annexation, was not contiguous at any point with the City's boundary, was not otherwise in compliance with Section 31-12-104(1)(a) of the Act, and was located more than three miles from the City's nearest boundary ("**Non-Contiguous Area**"); or

(ii) of territory subsequently annexed directly to, or indirectly connected through subsequent annexations to, a Non-Contiguous Area.

(c) A community of interest exists between the Property and the City.

(d) The Property is urban or will be urbanized in the near future.

(e) The Property is integrated or is capable of being integrated with the City.

(f) In establishing the boundaries of the Property, 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:

(i) has been divided into separate parts or parcels without the written consent of the landowners thereof unless such tracts or parcels are separated by a dedicated street, road or other public way; or

(ii) comprising twenty acres or more (which, together with the buildings and improvements situated thereon has a valuation for assessment in excess of two hundred thousand dollars for ad valorem tax purposes for the year next preceding the annexation) is included without the written consent of the landowners.

(g) The Property is not presently a part of any incorporated city, city and county, or town; no proceedings have been commenced for incorporation or annexation of part or all of the Property to another municipality; nor has any election for annexation of the Property or substantially the same territory to the City been held within the twelve months immediately preceding the filing of this Petition.

(h) Annexation of the Property will not result in the detachment of area from any school district and the attachment of the same to another school district.

(i) Except to the extent necessary to avoid dividing parcels within the Property held in identical ownership, at least fifty percent of which are within the three mile limit, annexation of the Property will not have the effect of extending a municipal boundary more than three miles in any direction from any point of the City boundary in any one year.

(j) In establishing the boundaries of the Property, if a portion of a platted street or alley is annexed, the entire width of said street or alley is included, and annexation of the Property will not result in the denial of reasonable access to any landowner, owner of an easement, or owner of a franchise adjoining a platted street or alley which has been annexed by the City but is not bounded on both sides by the City.

3. Petitioner comprises more than fifty percent of the landowners of the Property and owns more than fifty percent of the Property, excluding public streets and alleys and any land owned by the City.

4. The mailing address of Petitioner and the date of signing of Petitioner's signature are shown on this Petition.

5. The legal description of the land owned by Petitioner is set forth in Exhibit A-2 attached to this Petition.

6. Accompanying this Petition are the original and four copies of an annexation boundary map in the form required by Section 31-12-107(1)(d) of the Act and containing the following information:

(a) A written legal description of the boundaries of the Property.

(b) A map showing the boundary of the Property.

(c) Within the annexation boundary map, 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.

(d) Next to the boundary of the Property, a drawing of the contiguous boundary of the City and the contiguous boundary of any other municipality abutting the Property.

(e) A Surveyor's certificate prepared by a registered land surveyor that attests to the preparation of the map and certifies that the Property has at least one-sixth (1/6) contiguity to the City.

7. To the extent the Property or any portion thereof has not previously been so included, as an express condition of annexation of the Property to the City, Petitioner consents to the Property's inclusion into the Northern Colorado Water Conservancy District (the "**District**") and the municipal subdistrict (the "**Subdistrict**") pursuant to C.R.S. Section 37-45-136 (3.6). Upon inclusion into the District and Subdistrict, the 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 the Property. Petitioner waives any right which may exist to: (a) an election pursuant to Article X, Section 20, of the Colorado Constitution before the District and Subdistrict can impose mill levies and special assessments; and (b) a refund pursuant to Article X, Section 20, of the Colorado Constitution.

8. Petitioner has filed this Petition subject to, and Petitioner's consent to the City's annexation of the Property is conditioned upon satisfaction of, the following conditions, any one or more of which Petitioner may waive in its sole discretion:

(a) Concurrently with approving annexation of the Property, the City approves, in form and substance satisfactory to Petitioner, the following (the "**Approvals**"):

(i) As applicable pursuant to the Act and/or the City's land use regulations, and to the extent not previously accomplished: (A) an update to the City's three-mile plan with respect to the Property in accordance with Section 31-12-105(1)(e)(I) of the Act; and (B) prior to acting on Petitioner's zoning application, an amendment to the City's comprehensive plan to update the Long Range Expected Growth Area and Land Use Guidance Map to conform to Petitioner's requested zoning; and

(ii) Zoning for the Property that is substantially consistent with the application for zoning which Petitioner submits in connection with this Petition; and

(iii) Execution of an annexation and development agreement ("**Annexation Agreement**") which addresses, among other matters: (A) the general plan for development of the Property; and (B) the establishment of statutory vested property rights for a term greater than three years pursuant to Article 68, Title 24, C.R.S, on terms and conditions mutually acceptable to Petitioner and the City; and

(iv) Such ordinances and/or resolutions as may be required to implement provisions of the Annexation Agreement.

(b) Petitioner reserves the sole, exclusive and unilateral right to withdraw this Petition by so notifying the City Clerk in writing at any point prior to the latest to occur of:

(i) the latest final, non-appealable approval of the ordinance(s), resolution(s) or other actions granting the Approvals; or

(ii) final, non-appealable resolution of any: (A) legal proceeding or other action a third-party brings to directly or indirectly challenge annexation of the Property, any of the Approvals, or any of the City's ordinances, resolutions or other actions approving annexation of the Property or any of the Approvals; or (B) any third-party submits a petition for referendum seeking to reverse or nullify any of such ordinances.

(c) Prior to expiration of the period described in the foregoing Paragraph 8(b) without Petitioner having withdrawn this Petition, neither Petitioner nor the City shall cause or permit the occurrence of the conditions to effectiveness of the annexation as set forth in Section 31-12-113(2)(b) of the Act.

9. Except for the terms and conditions of this Petition and of the Annexation Agreement, which terms and conditions Petitioner expressly approves and therefore do not constitute an imposition of additional terms and conditions within the meaning of Sections 31-12-107(4), 110(2), 111 or 112(1) of the Act, Petitioner requests that no additional terms and conditions be imposed upon the City's annexation of the Property.

THEREFORE, Petitioner respectfully petitions and requests that Council approve annexation of the Property to the City in accordance with and pursuant to the statutes of the State of Colorado.

[*Signature pages and Exhibits follow this page*]

PROPERTY OWNER/PETITIONER

Windsor Renewal I, LLC
a Colorado limited liability company

By: _____
Name: Robert Walker
Title: Authorized Signatory

Date: 11/24, 2025

Petitioner's mailing address: 252 Clayton Street, 4th Floor Denver, CO 80206

Is Petitioner a resident of the Property? No

Legal description of land owned by Petitioner: *See* Exhibit A-2

EXHIBIT A-1
LEGAL DESCRIPTION OF PROPERTY

A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

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CONTAINING AN AREA OF 0.001 ACRES, (56 SQUARE FEET), MORE OR LESS.

EXHIBIT A-2
LEGAL DESCRIPTION OF LAND OWNED BY PETITIONER

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THENCE WESTERLY ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL RW-4 AND SAID CURVE THROUGH A CENTRAL ANGLE OF 00°11'45", AN ARC LENGTH OF 10.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.001 ACRES, (56 SQUARE FEET), MORE OR LESS.

Affidavit of Circulator
(Great Western Industrial Park Serial Annexation No. 9 of 15)

STATE OF COLORADO)
) ss.
COUNTY OF Denver)

CHRISTOPHER MORTON being first duly sworn, states upon oath that he/she is the circulator of the Petition for Annexation to which this Affidavit is attached and knows of his/her own knowledge that the signature of each Property Owner/Petitioner appearing on said Petition for Annexation 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 24th day of November, 2025, by Christopher Morton.

Witness my hand and official seal.

My commission expires: 2/25/26

CONSTANCE SMITH
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20104006392
MY COMMISSION EXPIRES FEBRUARY 25, 2026

Notary Public

5970216.1

ANNEXATION NO. 9

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 35, WHENCE THE EAST LINE OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER BEARS NORTH 10°47’40” WEST A DISTANCE OF 1,148.16 FEET WITH ALL BEARINGS HEREIN AFTER RELATIVE THERETO;

THENCE NORTH 18°56’58” WEST, A DISTANCE OF 3,561.27 FEET TO THE **POINT OF BEGINNING**, BEING THE NORTHWEST CORNER OF CROSSROADS BOULEVARD AS DESCRIBED AS PARCEL RW-4 IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER 4565823 IN THE RECORDS OF THE WELD COUNTY CLERK AN RECORDER, SAID POINT BEARING NORTH 00°04’30” WEST, A DISTANCE OF 150.00 FEET FROM THE NORTHWEST CORNER OF GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 8;

THENCE NORTH 00°04'30" WEST, A DISTANCE OF 11.07 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 00°04'30" EAST, A DISTANCE OF 8.98 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 6.00 FEET;

THENCE NORTH 00°04'29" WEST, A DISTANCE OF 8.98 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 00°04'29" EAST, A DISTANCE OF 10.97 FEET TO THE NORTHEAST CORNER OF SAID PARCEL RW-4, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 2,925.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 00°43'53" WEST;

THENCE WESTERLY ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL RW-4 AND SAID CURVE THROUGH A CENTRAL ANGLE OF 00°11'45", AN ARC LENGTH OF 10.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.001 ACRES, (56 SQUARE FEET), MORE OR LESS.

GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION MAP NO. 9 OF 15

TO THE CITY OF GREELEY, COLORADO

LOCATED IN THE NORTHWEST QUARTER OF SECTION 35
TOWNSHIP 6 NORTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN
COUNTY OF WELD, STATE OF COLORADO
PROJECT NUMBER: ANX2025-0008

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 35; WHENCE THE EAST LINE OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER BEARS NORTH 10°47'40" WEST A DISTANCE OF 1,148.16 FEET WITH ALL BEARINGS HEREIN AFTER RELATIVE THERETO;

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THENCE SOUTH 00°04'30" EAST, A DISTANCE OF 8.98 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 6.00 FEET;

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CONTAINING AN AREA OF 0.001 ACRES, (56 SQUARE FEET), MORE OR LESS.

SIGNATURE OF OWNER DATE

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____ A.D. _____

STATE OF COLORADO)
CITY OF GREELEY)
WELD COUNTY)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____DAY OF 20_____

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

CONTIGUITY

TOTAL PERIMETER BEING ANNEXED = 60.00'
MINIMUM REQUIRED CONTIGUITY = 10.00'
TOTAL PERIMETER CONTIGUOUS TO CITY OF GREELEY = 10.00'
CONTIGUOUS PERIMETER PERCENTAGE = 16.67%
TOTAL ANNEXED AREA = 56 SQ. FT. OR 0.001 ACRES, MORE OR LESS

STATEMENT OF INTENT

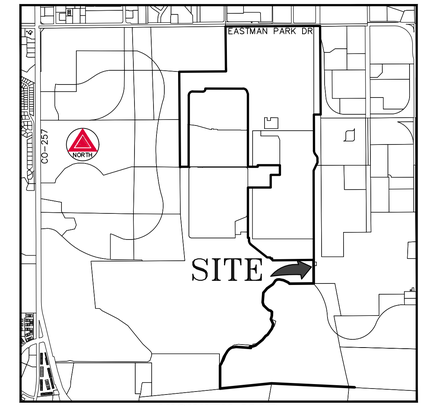
THE LANDOWNERS OF THE PROPERTY DESCRIBED IN THE GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION MAP NOS. 1-15, SUCH LANDOWNERS OWNING 100% OF SUCH PROPERTY, INTEND TO ANNEX THEIR PROPERTY INTO THE CITY OF GREELEY.

GENERAL NOTES

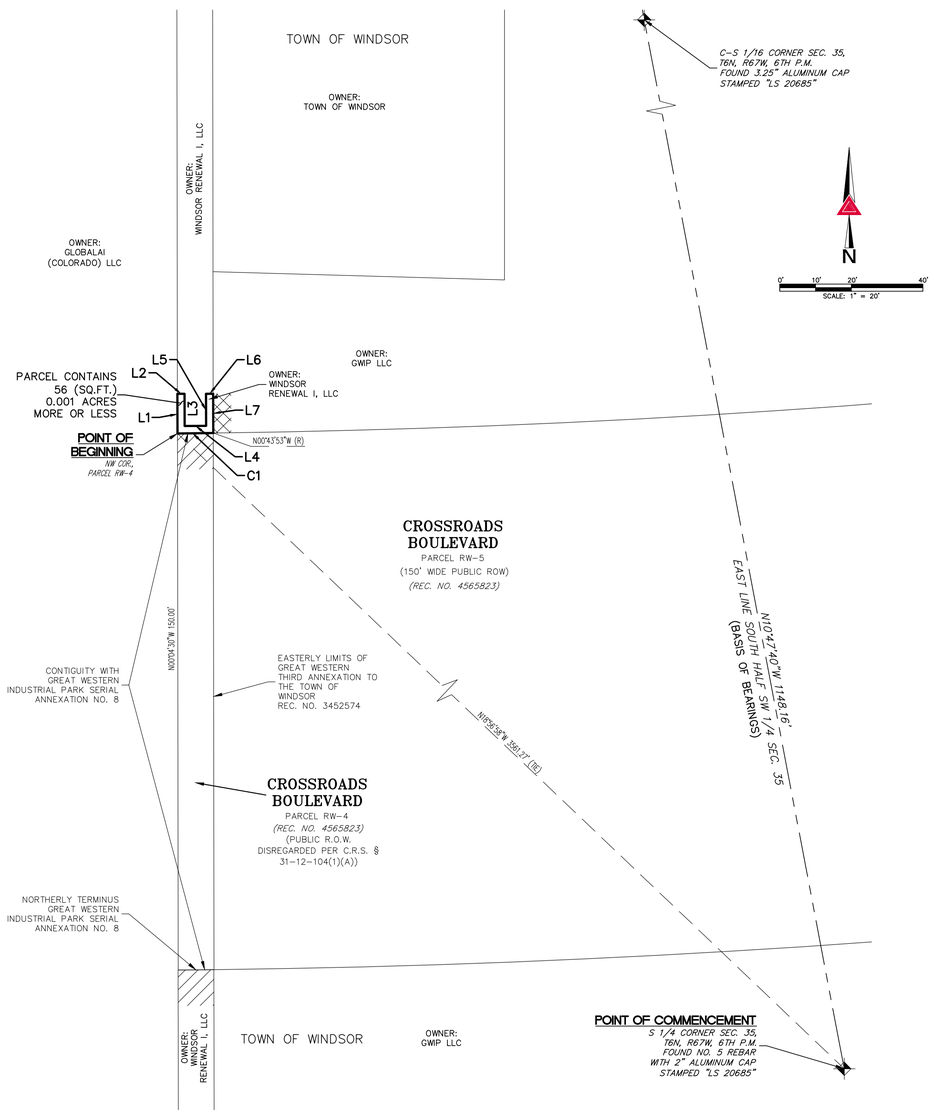
1. BEARINGS SHOWN HEREON ARE ASSUMED AND ARE BASED ON THE EAST LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35, WHICH BEARS NORTH 10°47'40" WEST, A DISTANCE OF 1148.16 FEET.

2. UNITS SHOWN HEREON ARE IN U.S. SURVEY FEET.

3. THIS ANNEXATION MAP HAS BEEN PREPARED FROM RECORD INFORMATION AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY.



VICINITY MAP
SCALE 1" = 2000'



LEGEND

- ALIQUOT CORNER AS NOTED
- ANNEXATION PARCEL BOUNDARY
- SECTION LINE
- EXISTING CITY OF GREELEY LIMITS
- EXISTING TOWN OF WINDSOR LIMITS

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	0°11'45"	2925.00'	10.00'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°04'30"W	11.07'
L2	N89°46'54"E	2.00'
L3	S00°04'30"E	8.98'
L4	N89°55'30"E	6.00'
L5	N00°04'29"W	8.97'
L6	N89°55'30"E	2.00'
L7	S00°04'29"E	10.97'

CERTIFICATE OF APPROVAL BY THE COMMUNITY DEVELOPMENT DIRECTOR

APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR ON THIS _____ DAY

OF _____, 20 _____.

DIRECTOR OF COMMUNITY DEVELOPMENT

CERTIFICATE OF APPROVAL BY THE DEVELOPMENT REVIEW MANAGER

APPROVED BY THE DEVELOPMENT REVIEW MANAGER ON THIS _____ DAY

OF _____, 20 _____.

DEVELOPMENT REVIEW MANAGER

CITY COUNCIL APPROVAL

APPROVED BY THE GREELEY CITY COUNCIL ON THIS _____ DAY

OF _____, 20 _____.

PLANNING COMMISSION RECOMMENDATION

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

OF _____, 20 _____.

SURVEYOR'S CERTIFICATE

I, JAMES E. LYNCH, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS ANNEXATION MAP WAS PREPARED UNDER MY DIRECT SUPERVISION; AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THIS MAP ACCURATELY DELINEATES THE PARCEL OF LAND TO BE ANNEXED TO THE CITY OF GREELEY, COLORADO; AND THAT AT LEAST ONE SIXTH (1/6) OF THE BOUNDARY OF SAID PARCEL IS CONTIGUOUS TO THE PRESENT BOUNDARY OF THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

JAMES E. LYNCH
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR No. 37933
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS ANNEXATION MAP WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS ANNEXATION MAP BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

SCALE	DWN	DATE
1"=20'	RDS	2/12/2026
	CKD	JEL

DATE	BY	REVISION DESCRIPTION

AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEX. 9
NW 1/4, SEC. 35, T6N, R67W, 6TH P.M.
WELD COUNTY, COLORADO
PREPARED FOR
REDLAND
1500 WEST CANAL COURT, LITTLETON, CO 80120

SHEET 1 OF 1 SHEETS

54825-07
JOB NO.

Council Agenda Summary

March 17, 2026
Key Staff Contact: Donald Threewitt, Interim Director of Community Development, Michael Franke, Planner III

Title:

Resolution finding substantial compliance with State Annexation laws for the properties collectively known as ANX2025-0014, Great Western Industrial Park (GWIP) Annexation No. 10, located generally south of Eastman Park Drive, east of State Highway 257, west of Great Western Drive, and north of Weld County Road 62 1/4, into the City of Greeley, the subject site is comprised of 0.005 acres

Summary:

The property owner and applicant, Windsor Renewal LLC, have petitioned the City to annex a total of 325.85 acres of unincorporated property known as the Great Western Industrial Park (GWIP) No. 1 through No. 15 annexations. The annexations consist of five parcels: Parcel No. 080726200026, Parcel No. 080726300026, Parcel No. 080726300027, Parcel No 080735200035, and Parcel No. 080726200012.

City staff requests that the City Council adopt the resolution finding substantial compliance with State Annexation laws for the properties, and set the public hearing for May 5, 2026.

Fiscal Impact:

If approved, will this item result in a positive, negative, or no impact on the budget?
City staff anticipate minimal immediate financial impacts associated with the annexation, aside from potential considerations for emergency response.

Legal Issues:

None

Other issues and Considerations:

None

Strategic Focus Area:

Community Vitality

Decision Options:

1. Adopt the resolution as presented; or
2. Amend the resolution and adopt as amended; or
3. Deny the resolution; or
4. Continue consideration of the resolution to a date certain.

Council's Recommended Action:

Adopt the resolution.

Attachments:

1. Resolution No. 34, 2026 with Exhibit A
2. Annexation Petition No. 10 with Legal Description and Map

CITY OF GREELEY, COLORADO

RESOLUTION NO. 34, 2026

A RESOLUTION FINDING SUBSTANTIAL COMPLIANCE WITH STATE ANNEXATION LAWS FOR PROPERTY KNOWN AS "GREAT WESTERN INDUSTRIAL PARK (GWIP) ANNEXATION NO. 10," LOCATED GENERALLY SOUTH OF EASTMAN PARK DRIVE, EAST OF STATE HIGHWAY 257, WEST OF GREAT WESTERN DRIVE, AND NORTH OF WELD COUNTY ROAD 62 1/4, INTO THE CITY OF GREELEY. THE SUBJECT SITE IS COMPRISED OF 0.005 ACRES

WHEREAS, Windsor Renewal I, LLC has submitted an annexation petition to the City of Greeley for annexation of property located generally South of Eastman Park Drive, West of Great Western Drive, and North of Weld County Road 64 1/4, more particularly described in the attached Exhibit A;

WHEREAS, the City of Greeley staff has found the annexation petition to be in substantial compliance with C.R.S. §§ 31-12-107(1); and

WHEREAS, City staff desires that the City Council establish a date, time, and place to hold a hearing to determine if the proposed annexation complies with Section 30 of article II of the state constitution and C.R.S. §§ 31-12-104 and -105, or such parts thereof, to establish eligibility for annexation to the City of Greeley; and

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

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

1. The annexation petition is found to substantially comply with C.R.S. § 31-12-107(1).

2. The public hearing for consideration of the proposed annexation petition is hereby set for May 5, 2026, at the City Council Chambers, City Center - South, 1001 11th Avenue, Greeley, Colorado, during a regular City Council meeting beginning at 6:00 p.m.

3. The City Clerk is hereby authorized to publish and notify required parties pursuant to the procedures set forth in C.R.S. §31-12-108(2).

4. This resolution shall become effective immediately upon its passage.

PASSED, AND ADOPTED, SIGNED AND APPROVED this ____ day of _____, 2026.

ATTEST: **THE CITY OF GREELEY, COLORADO**

By: _____ **By: _____**
City Clerk **Mayor**

Exhibit A – Legal Description

A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

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THENCE NORTH 18°44’24” WEST, A DISTANCE OF 3,568.54 FEET TO THE **POINT OF BEGINNING**, BEING THE NORTHEAST CORNER OF GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 9;

THENCE, ALONG THE NORTHERLY BOUNDARY OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 9, THE FOLLOWING FIVE (5) COURSES;

1. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;
2. SOUTH 00°04'30" EAST, A DISTANCE OF 8.98 FEET;
3. SOUTH 89°55'30" WEST, A DISTANCE OF 6.00 FEET;
4. NORTH 00°04'30" WEST, A DISTANCE OF 8.98 FEET;
5. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 00°04'30" WEST, A DISTANCE OF 24.90 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 00°04'30" EAST, A DISTANCE OF 19.90 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 00°04'30" WEST, A DISTANCE OF 19.90 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 00°04'30" EAST, A DISTANCE OF 19.90 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 00°04'30" WEST, A DISTANCE OF 19.90 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 00°04'30" EAST, A DISTANCE OF 24.90 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.005 ACRES, (223 SQUARE FEET), MORE OR LESS.

PETITION FOR ANNEXATION
(GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 10 OF 15)

To: The Mayor and City Council of the City of Greeley, Colorado:

The undersigned ("**Petitioner**"), in accordance with the Municipal Annexation Act of 1965, Article 12, Title 31, Part 1, Colorado Revised Statutes, as amended (the "**Act**"), hereby petitions (this "**Petition**") the City Council of the City of Greeley, Colorado (the "**Council**") for annexation to the City of Greeley (the "**City**") of the land located in the County of Weld, State of Colorado, as more particularly described in Exhibit A-1, attached hereto and incorporated herein by this reference (the "**Property**").

In support of this Petition, Petitioner alleges as follows:

1. It is desirable and necessary that the Property be annexed to the City.

2. The condition set forth in Section 30(1)(b) of Article II of the Colorado Constitution has been met, the provisions of Section 30 of Article II of the Colorado Constitution have been complied with, and the requirements of Sections 31-12-104 and 31-12-105 of the Act exist or have been met in that:

(a) Pursuant to Section 31-12-104(1)(a) of the Act, not less than one-sixth of the perimeter of the Property is contiguous with the City's boundary as established by the prior annexation in this serial annexation.

(b) Contiguity is not established by use of any boundary:

(i) of an area previously annexed to the City that, at the time of its annexation, was not contiguous at any point with the City's boundary, was not otherwise in compliance with Section 31-12-104(1)(a) of the Act, and was located more than three miles from the City's nearest boundary ("**Non-Contiguous Area**"); or

(ii) of territory subsequently annexed directly to, or indirectly connected through subsequent annexations to, a Non-Contiguous Area.

(c) A community of interest exists between the Property and the City.

(d) The Property is urban or will be urbanized in the near future.

(e) The Property is integrated or is capable of being integrated with the City.

(f) In establishing the boundaries of the Property, 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:

(i) has been divided into separate parts or parcels without the written consent of the landowners thereof unless such tracts or parcels are separated by a dedicated street, road or other public way; or

(ii) comprising twenty acres or more (which, together with the buildings and improvements situated thereon has a valuation for assessment in excess of two hundred thousand dollars for ad valorem tax purposes for the year next preceding the annexation) is included without the written consent of the landowners.

(g) The Property is not presently a part of any incorporated city, city and county, or town; no proceedings have been commenced for incorporation or annexation of part or all of the Property to another municipality; nor has any election for annexation of the Property or substantially the same territory to the City been held within the twelve months immediately preceding the filing of this Petition.

(h) Annexation of the Property will not result in the detachment of area from any school district and the attachment of the same to another school district.

(i) Except to the extent necessary to avoid dividing parcels within the Property held in identical ownership, at least fifty percent of which are within the three mile limit, annexation of the Property will not have the effect of extending a municipal boundary more than three miles in any direction from any point of the City boundary in any one year.

(j) In establishing the boundaries of the Property, if a portion of a platted street or alley is annexed, the entire width of said street or alley is included, and annexation of the Property will not result in the denial of reasonable access to any landowner, owner of an easement, or owner of a franchise adjoining a platted street or alley which has been annexed by the City but is not bounded on both sides by the City.

3. Petitioner comprises more than fifty percent of the landowners of the Property and owns more than fifty percent of the Property, excluding public streets and alleys and any land owned by the City.

4. The mailing address of Petitioner and the date of signing of Petitioner's signature are shown on this Petition.

5. The legal description of the land owned by Petitioner is set forth in Exhibit A-2 attached to this Petition.

6. Accompanying this Petition are the original and four copies of an annexation boundary map in the form required by Section 31-12-107(1)(d) of the Act and containing the following information:

(a) A written legal description of the boundaries of the Property.

(b) A map showing the boundary of the Property.

(c) Within the annexation boundary map, 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.

(d) Next to the boundary of the Property, a drawing of the contiguous boundary of the City and the contiguous boundary of any other municipality abutting the Property.

(e) A Surveyor's certificate prepared by a registered land surveyor that attests to the preparation of the map and certifies that the Property has at least one-sixth (1/6) contiguity to the City.

7. To the extent the Property or any portion thereof has not previously been so included, as an express condition of annexation of the Property to the City, Petitioner consents to the Property's inclusion into the Northern Colorado Water Conservancy District (the "**District**") and the municipal subdistrict (the "**Subdistrict**") pursuant to C.R.S. Section 37-45-136 (3.6). Upon inclusion into the District and Subdistrict, the 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 the Property. Petitioner waives any right which may exist to: (a) an election pursuant to Article X, Section 20, of the Colorado Constitution before the District and Subdistrict can impose mill levies and special assessments; and (b) a refund pursuant to Article X, Section 20, of the Colorado Constitution.

8. Petitioner has filed this Petition subject to, and Petitioner's consent to the City's annexation of the Property is conditioned upon satisfaction of, the following conditions, any one or more of which Petitioner may waive in its sole discretion:

(a) Concurrently with approving annexation of the Property, the City approves, in form and substance satisfactory to Petitioner, the following (the "**Approvals**"):

(i) As applicable pursuant to the Act and/or the City's land use regulations, and to the extent not previously accomplished: (A) an update to the City's three-mile plan with respect to the Property in accordance with Section 31-12-105(1)(e)(I) of the Act; and (B) prior to acting on Petitioner's zoning application, an amendment to the City's comprehensive plan to update the Long Range Expected Growth Area and Land Use Guidance Map to conform to Petitioner's requested zoning; and

(ii) Zoning for the Property that is substantially consistent with the application for zoning which Petitioner submits in connection with this Petition; and

(iii) Execution of an annexation and development agreement ("**Annexation Agreement**") which addresses, among other matters: (A) the general plan for development of the Property; and (B) the establishment of statutory vested property rights for a term greater than three years pursuant to Article 68, Title 24, C.R.S, on terms and conditions mutually acceptable to Petitioner and the City; and

(iv) Such ordinances and/or resolutions as may be required to implement provisions of the Annexation Agreement.

(b) Petitioner reserves the sole, exclusive and unilateral right to withdraw this Petition by so notifying the City Clerk in writing at any point prior to the latest to occur of:

(i) the latest final, non-appealable approval of the ordinance(s), resolution(s) or other actions granting the Approvals; or

(ii) final, non-appealable resolution of any: (A) legal proceeding or other action a third-party brings to directly or indirectly challenge annexation of the Property, any of the Approvals, or any of the City's ordinances, resolutions or other actions approving annexation of the Property or any of the Approvals; or (B) any third-party submits a petition for referendum seeking to reverse or nullify any of such ordinances.

(c) Prior to expiration of the period described in the foregoing Paragraph 8(b) without Petitioner having withdrawn this Petition, neither Petitioner nor the City shall cause or permit the occurrence of the conditions to effectiveness of the annexation as set forth in Section 31-12-113(2)(b) of the Act.

9. Except for the terms and conditions of this Petition and of the Annexation Agreement, which terms and conditions Petitioner expressly approves and therefore do not constitute an imposition of additional terms and conditions within the meaning of Sections 31-12-107(4), 110(2), 111 or 112(1) of the Act, Petitioner requests that no additional terms and conditions be imposed upon the City's annexation of the Property.

THEREFORE, Petitioner respectfully petitions and requests that Council approve annexation of the Property to the City in accordance with and pursuant to the statutes of the State of Colorado.

[*Signature pages and Exhibits follow this page*]

PROPERTY OWNER/PETITIONER

Windsor Renewal I, LLC
a Colorado limited liability company

By: _____
Name: Robert Walker
Title: Authorized Signatory

Date: 11/24, 2025

Petitioner's mailing address: 252 Clayton Street, 4th Floor Denver, CO 80206

Is Petitioner a resident of the Property? No

Legal description of land owned by Petitioner: *See* Exhibit A-2

EXHIBIT A-1
LEGAL DESCRIPTION OF PROPERTY

A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 35, WHENCE THE EAST LINE OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER BEARS NORTH 10°47'40" WEST A DISTANCE OF 1,148.16 FEET WITH ALL BEARINGS HEREIN AFTER RELATIVE THERETO;

THENCE NORTH 18°44'24" WEST, A DISTANCE OF 3,568.54 FEET TO THE **POINT OF BEGINNING**, BEING THE NORTHEAST CORNER OF GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 9;

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2. SOUTH 00°04'30" EAST, A DISTANCE OF 8.98 FEET;
3. SOUTH 89°55'30" WEST, A DISTANCE OF 6.00 FEET;
4. NORTH 00°04'30" WEST, A DISTANCE OF 8.98 FEET;
5. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 00°04'30" WEST, A DISTANCE OF 24.90 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 00°04'30" EAST, A DISTANCE OF 19.90 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 00°04'30" WEST, A DISTANCE OF 19.90 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 00°04'30" EAST, A DISTANCE OF 19.90 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 00°04'30" WEST, A DISTANCE OF 19.90 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 00°04'30" EAST, A DISTANCE OF 24.90 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.005 ACRES, (223 SQUARE FEET), MORE OR LESS.

EXHIBIT A-2
LEGAL DESCRIPTION OF LAND OWNED BY PETITIONER

A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 35, WHENCE THE EAST LINE OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER BEARS NORTH 10°47'40" WEST A DISTANCE OF 1,148.16 FEET WITH ALL BEARINGS HEREIN AFTER RELATIVE THERETO;

THENCE NORTH 18°44'24" WEST, A DISTANCE OF 3,568.54 FEET TO THE **POINT OF BEGINNING**, BEING THE NORTHEAST CORNER OF GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 9;

THENCE, ALONG THE NORTHERLY BOUNDARY OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 9, THE FOLLOWING FIVE (5) COURSES;

1. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;
2. SOUTH 00°04'30" EAST, A DISTANCE OF 8.98 FEET;
3. SOUTH 89°55'30" WEST, A DISTANCE OF 6.00 FEET;
4. NORTH 00°04'30" WEST, A DISTANCE OF 8.98 FEET;
5. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 00°04'30" WEST, A DISTANCE OF 24.90 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 00°04'30" EAST, A DISTANCE OF 19.90 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 00°04'30" WEST, A DISTANCE OF 19.90 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 00°04'30" EAST, A DISTANCE OF 19.90 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 00°04'30" WEST, A DISTANCE OF 19.90 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 00°04'30" EAST, A DISTANCE OF 24.90 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.005 ACRES, (223 SQUARE FEET), MORE OR LESS.

Affidavit of Circulator
(Great Western Industrial Park Serial Annexation No. 10 of 15)

STATE OF COLORADO)
) ss.
COUNTY OF Denver)

Christopher Morton being first duly sworn, states upon oath that he/she is the circulator of the Petition for Annexation to which this Affidavit is attached and knows of his/her own knowledge that the signature of each Property Owner/Petitioner appearing on said Petition for Annexation 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 24th day of November, 2025, by Christopher Morton.

Witness my hand and official seal.

My commission expires: 2/25/26

CONSTANCE SMITH
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20104006392
MY COMMISSION EXPIRES FEBRUARY 25, 2026

Notary Public

6142809.1

ANNEXATION NO. 10

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 35, WHENCE THE EAST LINE OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER BEARS NORTH 10°47’40” WEST A DISTANCE OF 1,148.16 FEET WITH ALL BEARINGS HEREIN AFTER RELATIVE THERETO;

THENCE NORTH 18°44’24” WEST, A DISTANCE OF 3,568.54 FEET TO THE **POINT OF BEGINNING**, BEING THE NORTHEAST CORNER OF GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 9;

THENCE, ALONG THE NORTHERLY BOUNDARY OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 9, THE FOLLOWING FIVE (5) COURSES;

1. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;
2. SOUTH 00°04'30" EAST, A DISTANCE OF 8.98 FEET;
3. SOUTH 89°55'30" WEST, A DISTANCE OF 6.00 FEET;
4. NORTH 00°04'30" WEST, A DISTANCE OF 8.98 FEET;
5. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 00°04'30" WEST, A DISTANCE OF 24.90 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 00°04'30" EAST, A DISTANCE OF 19.90 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 00°04'30" WEST, A DISTANCE OF 19.90 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 00°04'30" EAST, A DISTANCE OF 19.90 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 00°04'30" WEST, A DISTANCE OF 19.90 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 00°04'30" EAST, A DISTANCE OF 24.90 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.005 ACRES, (223 SQUARE FEET), MORE OR LESS.

GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION MAP NO. 10 OF 15

TO THE CITY OF GREELEY, COLORADO

LOCATED IN THE NORTHWEST QUARTER OF SECTION 35
TOWNSHIP 6 NORTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN
COUNTY OF WELD, STATE OF COLORADO
PROJECT NUMBER: ANX2025-0014

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 35, WHENCE THE EAST LINE OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER BEARS NORTH 10°47'40" WEST A DISTANCE OF 1,148.16 FEET WITH ALL BEARINGS HEREIN AFTER RELATIVE THERETO;

THENCE NORTH 18°44'24" WEST, A DISTANCE OF 3,568.54 FEET TO THE POINT OF BEGINNING, BEING THE NORTHEAST CORNER OF GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 9;

THENCE, ALONG THE NORTHERLY BOUNDARY OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 9, THE FOLLOWING FIVE (5) COURSES;

1. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;
2. SOUTH 00°04'30" EAST, A DISTANCE OF 8.98 FEET;
3. SOUTH 89°55'30" WEST, A DISTANCE OF 6.00 FEET;
4. NORTH 00°04'30" WEST, A DISTANCE OF 8.98 FEET;
5. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 00°04'30" WEST, A DISTANCE OF 24.90 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 00°04'30" EAST, A DISTANCE OF 19.90 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 00°04'30" WEST, A DISTANCE OF 19.90 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 00°04'30" EAST, A DISTANCE OF 19.900 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 00°04'30" WEST, A DISTANCE OF 19.90 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 00°04'30" EAST, A DISTANCE OF 24.90 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 0.005 ACRES, (223 SQUARE FEET), MORE OR LESS.

SIGNATURE OF OWNER _____ DATE _____

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____ A.D. _____

STATE OF COLORADO)
CITY OF GREELEY)
WELD COUNTY)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____DAY OF 20_____

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

CONTIGUITY

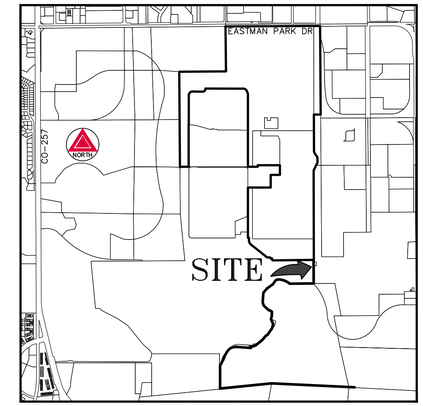
TOTAL PERIMETER BEING ANNEXED = 167.36'
MINIMUM REQUIRED CONTIGUITY = 27.89'
TOTAL PERIMETER CONTIGUOUS TO CITY OF GREELEY = 27.96'
CONTIGUOUS PERIMETER PERCENTAGE = 16.71%
TOTAL ANNEXED AREA = 223 SQ. FT. OR 0.005 ACRES, MORE OR LESS

STATEMENT OF INTENT

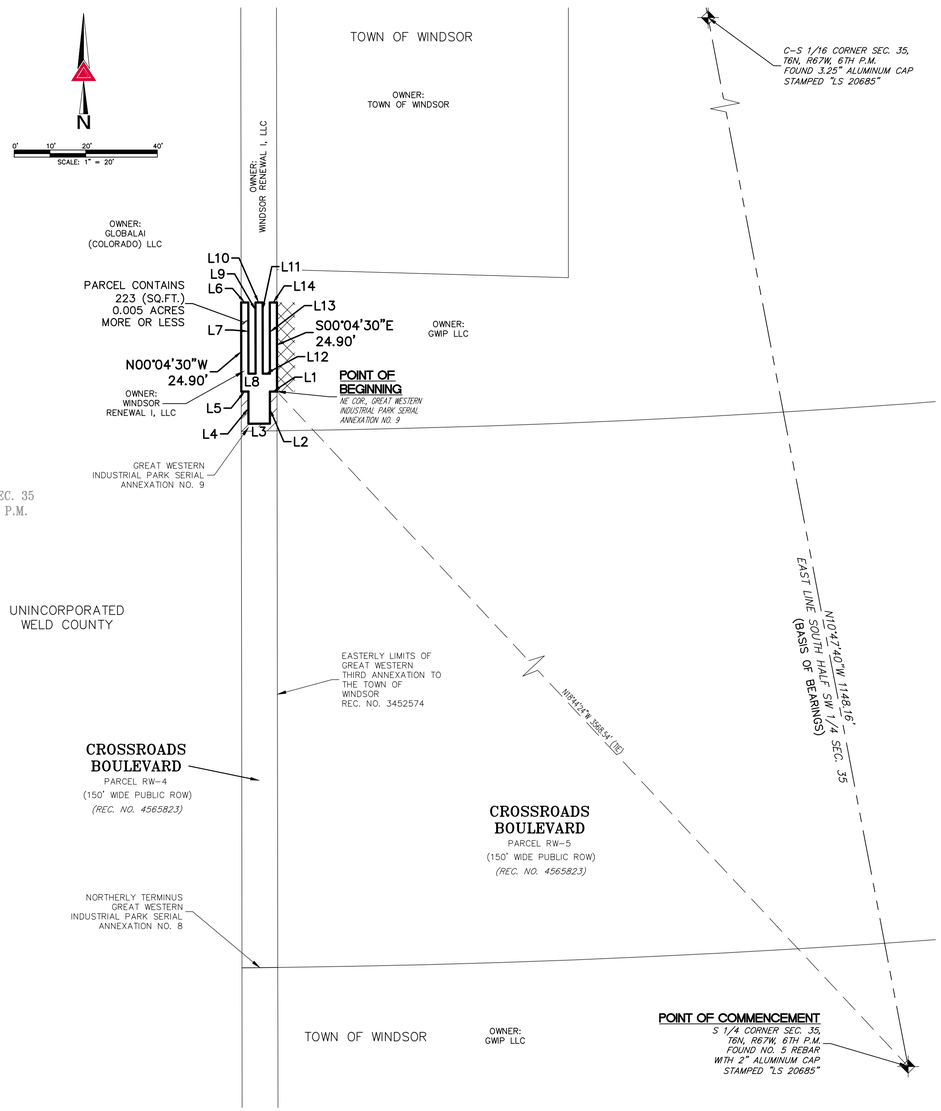
THE LANDOWNERS OF THE PROPERTY DESCRIBED IN THE GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION MAP NOS. 1–15, SUCH LANDOWNERS OWNING 100% OF SUCH PROPERTY, INTEND TO ANNEX THEIR PROPERTY INTO THE CITY OF GREELEY.

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE ASSUMED AND ARE BASED ON THE EAST LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35, WHICH BEARS NORTH 10°47'40" WEST, A DISTANCE OF 1148.16 FEET.
2. UNITS SHOWN HEREON ARE IN U.S. SURVEY FEET.
3. THIS ANNEXATION MAP HAS BEEN PREPARED FROM RECORD INFORMATION AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY.



VICINITY MAP
SCALE 1" = 2000'



LEGEND

- ALIQUOT CORNER AS NOTED
- ANNEXATION PARCEL BOUNDARY
- SECTION LINE
- EXISTING CITY OF GREELEY LIMITS
- EXISTING TOWN OF WINDSOR LIMITS

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°55'30"W	2.00'
L2	S00°04'30"E	8.98'
L3	S89°55'30"W	6.00'
L4	N00°04'30"W	8.98'
L5	S89°55'30"W	2.00'
L6	N89°55'30"E	2.00'
L7	S00°04'30"E	19.90'
L8	N89°55'30"E	2.00'
L9	N00°04'30"W	19.90'
L10	N89°55'30"E	2.00'
L11	S00°04'30"E	19.90'
L12	N89°55'30"E	2.00'
L13	N00°04'30"W	19.90'
L14	N89°55'30"E	2.00'

CERTIFICATE OF APPROVAL BY THE COMMUNITY DEVELOPMENT DIRECTOR

APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR ON THIS _____ DAY

OF _____, 20 _____.

_____
DIRECTOR OF COMMUNITY DEVELOPMENT

CERTIFICATE OF APPROVAL BY THE DEVELOPMENT REVIEW MANAGER

APPROVED BY THE DEVELOPMENT REVIEW MANAGER ON THIS _____ DAY

OF _____, 20 _____.

_____
DEVELOPMENT REVIEW MANAGER

CITY COUNCIL APPROVAL

APPROVED BY THE GREELEY CITY COUNCIL ON THIS _____ DAY

OF _____, 20 _____.

PLANNING COMMISSION RECOMMENDATION

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

OF _____, 20 _____.

SURVEYOR'S CERTIFICATE

I, JAMES E. LYNCH, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS ANNEXATION MAP WAS PREPARED UNDER MY DIRECT SUPERVISION; AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THIS MAP ACCURATELY DELINEATES THE PARCEL OF LAND TO BE ANNEXED TO THE CITY OF GREELEY, COLORADO; AND THAT AT LEAST ONE SIXTH (1/6) OF THE BOUNDARY OF SAID PARCEL IS CONTIGUOUS TO THE PRESENT BOUNDARY OF THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

JAMES E. LYNCH
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR No. 37933
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS ANNEXATION MAP WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS ANNEXATION MAP BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

SCALE	DRN	DATE
1"=20'	JEL	2/12/2026
	RDS	

DATE	BY	REVISION DESCRIPTION

AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEX. 10
NW 1/4, SEC. 35, T6N, R67W, 6TH P.M.
WELD COUNTY, COLORADO

PREPARED FOR
REDLAND
1500 WEST CANAL COURT, LITTLETON, CO 80120

SHEET 1 OF 1 SHEETS

54825-07
JOB NO.

Council Agenda Summary

March 17, 2026
Key Staff Contact: Michael Franke, Planner III, Donald Threewitt, Interim Director of Community Development

Title:

Resolution finding substantial compliance with State Annexation laws for the properties collectively known as ANX2025-0015, Great Western Industrial Park (GWIP) Annexation No. 11, located generally south of Eastman Park Drive, east of State Highway 257, west of Great Western Drive, and north of Weld County Road 62 1/4, into the City of Greeley, the subject site is comprised of 0.016 acres

Summary:

The property owner and applicant, Windsor Renewal LLC, have petitioned the City to annex a total of 325.85 acres of unincorporated property known as the Great Western Industrial Park (GWIP) No. 1 through No. 15 annexations. The annexations consist of five parcels: Parcel No. 080726200026, Parcel No. 080726300026, Parcel No. 080726300027, Parcel No 080735200035, and Parcel No. 080726200012.

City staff requests that the City Council adopt the resolution finding substantial compliance with State Annexation laws for the properties, and set the public hearing for May 5, 2026.

Fiscal Impact:

If approved, will this item result in a positive, negative, or no impact on the budget?
City staff anticipate minimal immediate financial impacts associated with the annexation, aside from potential considerations for emergency response.

Legal Issues:

None

Other issues and Considerations:

None

Strategic Focus Area:

Community Vitality

Decision Options:

1. Adopt the resolution as presented; or
2. Amend the resolution and adopt as amended; or
3. Deny the resolution; or
4. Continue consideration of the resolution to a date certain.

Council's Recommended Action:

Adopt the resolution.

Attachments:

1. Resolution No. 35, 2026 with Exhibit A
2. Annexation Petition No. 11 with Legal Description and Map

CITY OF GREELEY, COLORADO

RESOLUTION NO. 35, 2026

A RESOLUTION FINDING SUBSTANTIAL COMPLIANCE WITH STATE ANNEXATION LAWS FOR PROPERTY KNOWN AS "GREAT WESTERN INDUSTRIAL PARK (GWIP) ANNEXATION NO. 11," LOCATED GENERALLY SOUTH OF EASTMAN PARK DRIVE, EAST OF STATE HIGHWAY 257, WEST OF GREAT WESTERN DRIVE, AND NORTH OF WELD COUNTY ROAD 62 1/4, INTO THE CITY OF GREELEY. THE SUBJECT SITE IS COMPRISED OF 0.016 ACRES

WHEREAS, Windsor Renewal I, LLC has submitted an annexation petition to the City of Greeley for annexation of property located generally South of Eastman Park Drive, West of Great Western Drive, and North of Weld County Road 64 1/4, more particularly described in the attached Exhibit A;

WHEREAS, the City of Greeley staff has found the annexation petition to be in substantial compliance with C.R.S. §§ 31-12-107(1); and

WHEREAS, City staff desires that the City Council establish a date, time, and place to hold a hearing to determine if the proposed annexation complies with Section 30 of article II of the state constitution and C.R.S. §§ 31-12-104 and -105, or such parts thereof, to establish eligibility for annexation to the City of Greeley; and

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

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

1. The annexation petition is found to substantially comply with C.R.S. § 31-12-107(1).

2. The public hearing for consideration of the proposed annexation petition is hereby set for May 5, 2026, at the City Council Chambers, City Center - South, 1001 11th Avenue, Greeley, Colorado, during a regular City Council meeting beginning at 6:00 p.m.

3. The City Clerk is hereby authorized to publish and notify required parties pursuant to the procedures set forth in C.R.S. §31-12-108(2).

4. This resolution shall become effective immediately upon its passage.

PASSED, AND ADOPTED, SIGNED AND APPROVED this ____ day of _____, 2026.

ATTEST: **THE CITY OF GREELEY, COLORADO**

By: _____ **By: _____**
City Clerk **Mayor**

Exhibit A – Legal Description

A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 35, WHENCE THE EAST LINE OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER BEARS NORTH 10°47’40” WEST A DISTANCE OF 1,148.16 FEET WITH ALL BEARINGS HEREIN AFTER RELATIVE THERETO;

THENCE NORTH 18°36’14” WEST, A DISTANCE OF 3,592.14 FEET TO THE **POINT OF BEGINNING**, BEING THE NORTHEAST CORNER OF GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 10;

THENCE, ALONG THE NORTHERLY BOUNDARY OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 10, THE FOLLOWING NINE (9) COURSES;

1. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;
2. SOUTH 00°04'30" EAST, A DISTANCE OF 19.90 FEET;
3. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;
4. NORTH 00°04'30" WEST, A DISTANCE OF 19.90 FEET;
5. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;
6. SOUTH 00°04'30" EAST, A DISTANCE OF 19.90 FEET;
7. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;
8. NORTH 00°04'30" WEST, A DISTANCE OF 19.90 FEET;
9. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 00°04'30" WEST, A DISTANCE OF 87.70 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 00°04'30" EAST, A DISTANCE OF 65.60 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 00°04'30" WEST, A DISTANCE OF 65.60 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 00°04'30" EAST, A DISTANCE OF 65.60 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 00°04'30" WEST, A DISTANCE OF 65.60 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 00°04'30" EAST, A DISTANCE OF 87.70 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.016 ACRES, (694 SQUARE FEET), MORE OR LESS.

PETITION FOR ANNEXATION
(GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 11 OF 15)

To: The Mayor and City Council of the City of Greeley, Colorado:

The undersigned ("**Petitioner**"), in accordance with the Municipal Annexation Act of 1965, Article 12, Title 31, Part 1, Colorado Revised Statutes, as amended (the "**Act**"), hereby petitions (this "**Petition**") the City Council of the City of Greeley, Colorado (the "**Council**") for annexation to the City of Greeley (the "**City**") of the land located in the County of Weld, State of Colorado, as more particularly described in Exhibit A-1, attached hereto and incorporated herein by this reference (the "**Property**").

In support of this Petition, Petitioner alleges as follows:

1. It is desirable and necessary that the Property be annexed to the City.

2. The condition set forth in Section 30(1)(b) of Article II of the Colorado Constitution has been met, the provisions of Section 30 of Article II of the Colorado Constitution have been complied with, and the requirements of Sections 31-12-104 and 31-12-105 of the Act exist or have been met in that:

(a) Pursuant to Section 31-12-104(1)(a) of the Act, not less than one-sixth of the perimeter of the Property is contiguous with the City's boundary as established by the prior annexation in this serial annexation.

(b) Contiguity is not established by use of any boundary:

(i) of an area previously annexed to the City that, at the time of its annexation, was not contiguous at any point with the City's boundary, was not otherwise in compliance with Section 31-12-104(1)(a) of the Act, and was located more than three miles from the City's nearest boundary ("**Non-Contiguous Area**"); or

(ii) of territory subsequently annexed directly to, or indirectly connected through subsequent annexations to, a Non-Contiguous Area.

(c) A community of interest exists between the Property and the City.

(d) The Property is urban or will be urbanized in the near future.

(e) The Property is integrated or is capable of being integrated with the City.

(f) In establishing the boundaries of the Property, 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:

(i) has been divided into separate parts or parcels without the written consent of the landowners thereof unless such tracts or parcels are separated by a dedicated street, road or other public way; or

(ii) comprising twenty acres or more (which, together with the buildings and improvements situated thereon has a valuation for assessment in excess of two hundred thousand dollars for ad valorem tax purposes for the year next preceding the annexation) is included without the written consent of the landowners.

(g) The Property is not presently a part of any incorporated city, city and county, or town; no proceedings have been commenced for incorporation or annexation of part or all of the Property to another municipality; nor has any election for annexation of the Property or substantially the same territory to the City been held within the twelve months immediately preceding the filing of this Petition.

(h) Annexation of the Property will not result in the detachment of area from any school district and the attachment of the same to another school district.

(i) Except to the extent necessary to avoid dividing parcels within the Property held in identical ownership, at least fifty percent of which are within the three mile limit, annexation of the Property will not have the effect of extending a municipal boundary more than three miles in any direction from any point of the City boundary in any one year.

(j) In establishing the boundaries of the Property, if a portion of a platted street or alley is annexed, the entire width of said street or alley is included, and annexation of the Property will not result in the denial of reasonable access to any landowner, owner of an easement, or owner of a franchise adjoining a platted street or alley which has been annexed by the City but is not bounded on both sides by the City.

3. Petitioner comprises more than fifty percent of the landowners of the Property and owns more than fifty percent of the Property, excluding public streets and alleys and any land owned by the City.

4. The mailing address of Petitioner and the date of signing of Petitioner's signature are shown on this Petition.

5. The legal description of the land owned by Petitioner is set forth in Exhibit A-2 attached to this Petition.

6. Accompanying this Petition are the original and four copies of an annexation boundary map in the form required by Section 31-12-107(1)(d) of the Act and containing the following information:

(a) A written legal description of the boundaries of the Property.

(b) A map showing the boundary of the Property.

(c) Within the annexation boundary map, 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.

(d) Next to the boundary of the Property, a drawing of the contiguous boundary of the City and the contiguous boundary of any other municipality abutting the Property.

(e) A Surveyor's certificate prepared by a registered land surveyor that attests to the preparation of the map and certifies that the Property has at least one-sixth (1/6) contiguity to the City.

7. To the extent the Property or any portion thereof has not previously been so included, as an express condition of annexation of the Property to the City, Petitioner consents to the Property's inclusion into the Northern Colorado Water Conservancy District (the "**District**") and the municipal subdistrict (the "**Subdistrict**") pursuant to C.R.S. Section 37-45-136 (3.6). Upon inclusion into the District and Subdistrict, the 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 the Property. Petitioner waives any right which may exist to: (a) an election pursuant to Article X, Section 20, of the Colorado Constitution before the District and Subdistrict can impose mill levies and special assessments; and (b) a refund pursuant to Article X, Section 20, of the Colorado Constitution.

8. Petitioner has filed this Petition subject to, and Petitioner's consent to the City's annexation of the Property is conditioned upon satisfaction of, the following conditions, any one or more of which Petitioner may waive in its sole discretion:

(a) Concurrently with approving annexation of the Property, the City approves, in form and substance satisfactory to Petitioner, the following (the "**Approvals**"):

(i) As applicable pursuant to the Act and/or the City's land use regulations, and to the extent not previously accomplished: (A) an update to the City's three-mile plan with respect to the Property in accordance with Section 31-12-105(1)(e)(I) of the Act; and (B) prior to acting on Petitioner's zoning application, an amendment to the City's comprehensive plan to update the Long Range Expected Growth Area and Land Use Guidance Map to conform to Petitioner's requested zoning; and

(ii) Zoning for the Property that is substantially consistent with the application for zoning which Petitioner submits in connection with this Petition; and

(iii) Execution of an annexation and development agreement ("**Annexation Agreement**") which addresses, among other matters: (A) the general plan for development of the Property; and (B) the establishment of statutory vested property rights for a term greater than three years pursuant to Article 68, Title 24, C.R.S, on terms and conditions mutually acceptable to Petitioner and the City; and

(iv) Such ordinances and/or resolutions as may be required to implement provisions of the Annexation Agreement.

(b) Petitioner reserves the sole, exclusive and unilateral right to withdraw this Petition by so notifying the City Clerk in writing at any point prior to the latest to occur of:

(i) the latest final, non-appealable approval of the ordinance(s), resolution(s) or other actions granting the Approvals; or

(ii) final, non-appealable resolution of any: (A) legal proceeding or other action a third-party brings to directly or indirectly challenge annexation of the Property, any of the Approvals, or any of the City's ordinances, resolutions or other actions approving annexation of the Property or any of the Approvals; or (B) any third-party submits a petition for referendum seeking to reverse or nullify any of such ordinances.

(c) Prior to expiration of the period described in the foregoing Paragraph 8(b) without Petitioner having withdrawn this Petition, neither Petitioner nor the City shall cause or permit the occurrence of the conditions to effectiveness of the annexation as set forth in Section 31-12-113(2)(b) of the Act.

9. Except for the terms and conditions of this Petition and of the Annexation Agreement, which terms and conditions Petitioner expressly approves and therefore do not constitute an imposition of additional terms and conditions within the meaning of Sections 31-12-107(4), 110(2), 111 or 112(1) of the Act, Petitioner requests that no additional terms and conditions be imposed upon the City's annexation of the Property.

THEREFORE, Petitioner respectfully petitions and requests that Council approve annexation of the Property to the City in accordance with and pursuant to the statutes of the State of Colorado.

[*Signature pages and Exhibits follow this page*]

PROPERTY OWNER/PETITIONER

Windsor Renewal I, LLC
a Colorado limited liability company

By: _____
Name: Robert Walker
Title: Authorized Signatory

Date: 11/24, 2025

Petitioner's mailing address: 252 Clayton Street, 4th Floor Denver, CO 80206

Is Petitioner a resident of the Property? No

Legal description of land owned by Petitioner: *See* Exhibit A-2

EXHIBIT A-1
LEGAL DESCRIPTION OF PROPERTY

A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 35, WHENCE THE EAST LINE OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER BEARS NORTH 10°47'40" WEST A DISTANCE OF 1,148.16 FEET WITH ALL BEARINGS HEREIN AFTER RELATIVE THERETO;

THENCE NORTH 18°36'14" WEST, A DISTANCE OF 3,592.14 FEET TO THE **POINT OF BEGINNING**, BEING THE NORTHEAST CORNER OF GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 10;

THENCE, ALONG THE NORTHERLY BOUNDARY OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 10, THE FOLLOWING NINE (9) COURSES;

1. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;
2. SOUTH 00°04'30" EAST, A DISTANCE OF 19.90 FEET;
3. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;
4. NORTH 00°04'30" WEST, A DISTANCE OF 19.90 FEET;
5. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;
6. SOUTH 00°04'30" EAST, A DISTANCE OF 19.90 FEET;
7. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;
8. NORTH 00°04'30" WEST, A DISTANCE OF 19.90 FEET;
9. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 00°04'30" WEST, A DISTANCE OF 87.70 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 00°04'30" EAST, A DISTANCE OF 65.60 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 00°04'30" WEST, A DISTANCE OF 65.60 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 00°04'30" EAST, A DISTANCE OF 65.60 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 00°04'30" WEST, A DISTANCE OF 65.60 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 00°04'30" EAST, A DISTANCE OF 87.70 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.016 ACRES, (694 SQUARE FEET), MORE OR LESS.

EXHIBIT A-2
LEGAL DESCRIPTION OF LAND OWNED BY PETITIONER

A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 35, WHENCE THE EAST LINE OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER BEARS NORTH 10°47'40" WEST A DISTANCE OF 1,148.16 FEET WITH ALL BEARINGS HEREIN AFTER RELATIVE THERETO;

THENCE NORTH 18°36'14" WEST, A DISTANCE OF 3,592.14 FEET TO THE **POINT OF BEGINNING**, BEING THE NORTHEAST CORNER OF GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 10;

THENCE, ALONG THE NORTHERLY BOUNDARY OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 10, THE FOLLOWING NINE (9) COURSES;

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6. SOUTH 00°04'30" EAST, A DISTANCE OF 19.90 FEET;
7. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;
8. NORTH 00°04'30" WEST, A DISTANCE OF 19.90 FEET;
9. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 00°04'30" WEST, A DISTANCE OF 87.70 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 00°04'30" EAST, A DISTANCE OF 65.60 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 00°04'30" WEST, A DISTANCE OF 65.60 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 00°04'30" EAST, A DISTANCE OF 65.60 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 00°04'30" WEST, A DISTANCE OF 65.60 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 00°04'30" EAST, A DISTANCE OF 87.70 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.016 ACRES, (694 SQUARE FEET), MORE OR LESS.

Affidavit of Circulator
(Great Western Industrial Park Serial Annexation No. 11 of 15)

STATE OF COLORADO)
) ss.
COUNTY OF Denver)

Christopher Morton being first duly sworn, states upon oath that he/she is the circulator of the Petition for Annexation to which this Affidavit is attached and knows of his/her own knowledge that the signature of each Property Owner/Petitioner appearing on said Petition for Annexation 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 24th day of November, 2025, by Christopher Morton.

Witness my hand and official seal.

My commission expires: 2/25/26

CONSTANCE SMITH
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20104006392
MY COMMISSION EXPIRES FEBRUARY 25, 2026

Constance Smith
Notary Public

6142810.1

ANNEXATION NO. 11

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

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THENCE NORTH 18°36’14” WEST, A DISTANCE OF 3,592.14 FEET TO THE **POINT OF BEGINNING**, BEING THE NORTHEAST CORNER OF GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 10;

THENCE, ALONG THE NORTHERLY BOUNDARY OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 10, THE FOLLOWING NINE (9) COURSES;

1. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;
2. SOUTH 00°04'30" EAST, A DISTANCE OF 19.90 FEET;
3. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;
4. NORTH 00°04'30" WEST, A DISTANCE OF 19.90 FEET;
5. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;
6. SOUTH 00°04'30" EAST, A DISTANCE OF 19.90 FEET;
7. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;
8. NORTH 00°04'30" WEST, A DISTANCE OF 19.90 FEET;
9. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 00°04'30" WEST, A DISTANCE OF 87.70 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 00°04'30" EAST, A DISTANCE OF 65.60 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 00°04'30" WEST, A DISTANCE OF 65.60 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 00°04'30" EAST, A DISTANCE OF 65.60 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 00°04'30" WEST, A DISTANCE OF 65.60 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 00°04'30" EAST, A DISTANCE OF 87.70 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.016 ACRES, (694 SQUARE FEET), MORE OR LESS.

GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION MAP NO. 11 OF 15

TO THE CITY OF GREELEY, COLORADO

LOCATED IN THE NORTHWEST QUARTER OF SECTION 35
TOWNSHIP 6 NORTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN
COUNTY OF WELD, STATE OF COLORADO
PROJECT NUMBER: ANX2025-0015

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

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THENCE NORTH 00°04'30" WEST, A DISTANCE OF 87.70 FEET;
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THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;
THENCE SOUTH 00°04'30" EAST, A DISTANCE OF 87.70 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 0.016 ACRES, (694 SQUARE FEET), MORE OR LESS.

SIGNATURE OF OWNER _____ DATE _____

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____ A.D. _____

STATE OF COLORADO)
CITY OF GREELEY)
WELD COUNTY)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____DAY OF 20_____

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

CONTIGUITY

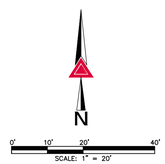
TOTAL PERIMETER BEING ANNEXED = 537.40'
MINIMUM REQUIRED CONTIGUITY = 89.57'
TOTAL PERIMETER CONTIGUOUS TO CITY OF GREELEY = 89.60'
CONTIGUOUS PERIMETER PERCENTAGE = 16.67%
TOTAL ANNEXED AREA = 694 SQ. FT. OR 0.016 ACRES, MORE OR LESS

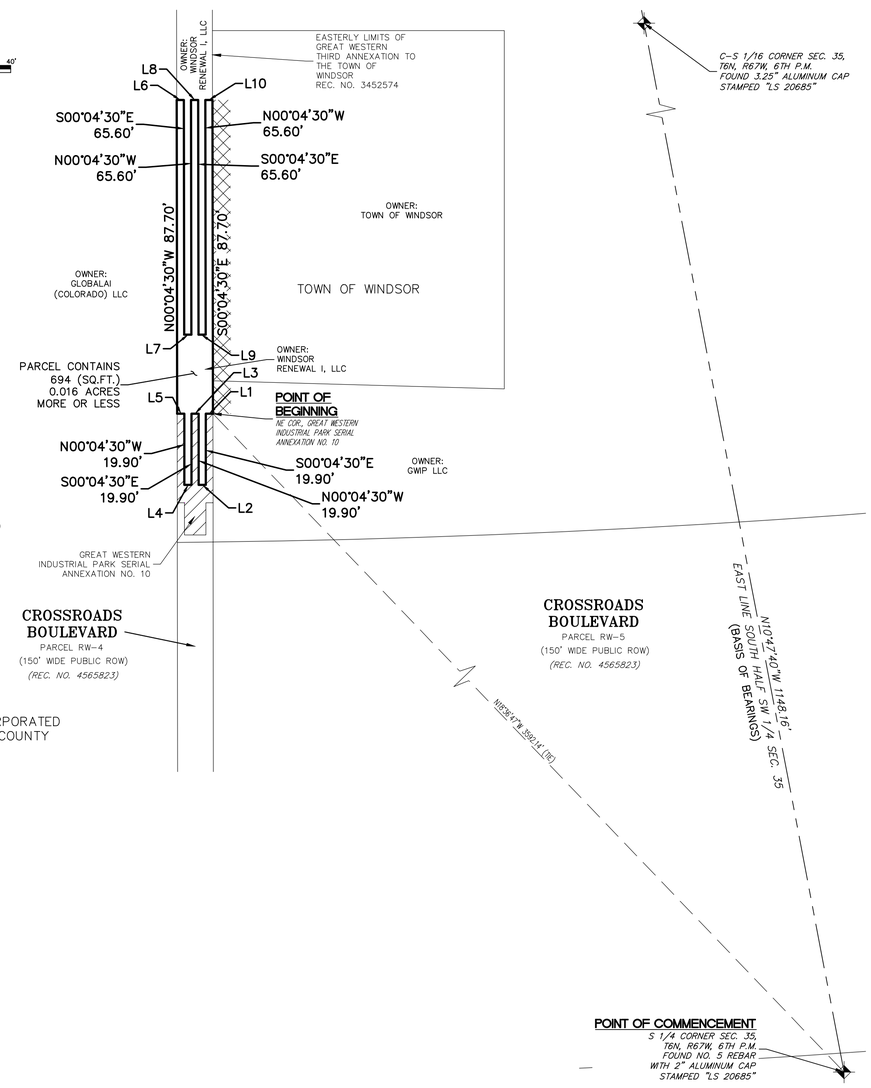
STATEMENT OF INTENT

THE LANDOWNERS OF THE PROPERTY DESCRIBED IN THE **GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION MAP NOS. 1–15**, SUCH LANDOWNERS OWNING 100% OF SUCH PROPERTY, INTEND TO ANNEX THEIR PROPERTY INTO THE CITY OF GREELEY.

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE ASSUMED AND ARE BASED ON THE EAST LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35, WHICH BEARS NORTH 10°47'40" WEST, A DISTANCE OF 1148.16 FEET.
2. UNITS SHOWN HEREON ARE IN U.S. SURVEY FEET.
3. THIS ANNEXATION MAP HAS BEEN PREPARED FROM RECORD INFORMATION AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY.

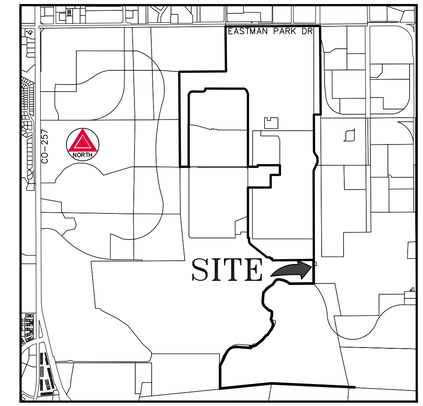




LEGEND

- ALIQUOT CORNER AS NOTED
- ANNEXATION PARCEL BOUNDARY
- SECTION LINE
- EXISTING CITY OF GREELEY LIMITS
- EXISTING TOWN OF WINDSOR LIMITS

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°55'30"W	2.00'
L2	S89°55'30"W	2.00'
L3	S89°55'30"W	2.00'
L4	S89°55'30"W	2.00'
L5	S89°55'30"W	2.00'
L6	N89°55'30"E	2.00'
L7	N89°55'30"E	2.00'
L8	N89°55'30"E	2.00'
L9	N89°55'30"E	2.00'
L10	N89°55'30"E	2.00'



VICINITY MAP
SCALE 1" = 2000'

CERTIFICATE OF APPROVAL BY THE COMMUNITY DEVELOPMENT DIRECTOR

APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR ON THIS _____ DAY

OF _____, 20 _____.

_____
DIRECTOR OF COMMUNITY DEVELOPMENT

CERTIFICATE OF APPROVAL BY THE DEVELOPMENT REVIEW MANAGER

APPROVED BY THE DEVELOPMENT REVIEW MANAGER ON THIS _____ DAY

OF _____, 20 _____.

_____
DEVELOPMENT REVIEW MANAGER

CITY COUNCIL APPROVAL

APPROVED BY THE GREELEY CITY COUNCIL ON THIS _____ DAY

OF _____, 20 _____.

PLANNING COMMISSION RECOMMENDATION

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

OF _____, 20 _____.

SURVEYOR'S CERTIFICATE

I, JAMES E. LYNCH, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS ANNEXATION MAP WAS PREPARED UNDER MY DIRECT SUPERVISION; AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THIS MAP ACCURATELY DELINEATES THE PARCEL OF LAND TO BE ANNEXED TO THE CITY OF GREELEY, COLORADO; AND THAT AT LEAST ONE SIXTH (1/6) OF THE BOUNDARY OF SAID PARCEL IS CONTIGUOUS TO THE PRESENT BOUNDARY OF THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

JAMES E. LYNCH
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR No. 37933
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS ANNEXATION MAP WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS ANNEXATION MAP BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

SCALE 1"=20'
DRN JEL
CKD RDS
DATE 2/12/2026

DATE	BY	REVISION DESCRIPTION

AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEX. 11
NW 1/4, SEC. 35, T6N, R67W, 6TH P.M.
WELD COUNTY, COLORADO

PREPARED FOR
REDLAND
1500 WEST CANAL COURT, LITTLETON, CO 80120

SHEET 1 OF 1 SHEETS

JOB NO. 54825-07

Council Agenda Summary

March 17, 2026
Key Staff Contact: Donald Threewitt, Interim Director of Community Development, Michael Franke, Planner III

Title:

Resolution finding substantial compliance with State Annexation laws for the properties collectively known as ANX2025-0016, Great Western Industrial Park (GWIP) Annexation No. 12, located generally south of Eastman Park Drive, east of State Highway 257, west of Great Western Drive, and north of Weld County Road 62 1/4, into the City of Greeley, the subject site is comprised of 0.055 acres

Summary:

The property owner and applicant, Windsor Renewal LLC, have petitioned the City to annex a total of 325.85 acres of unincorporated property known as the Great Western Industrial Park (GWIP) No. 1 through No. 15 annexations. The annexations consist of five parcels: Parcel No. 080726200026, Parcel No. 080726300026, Parcel No. 080726300027, Parcel No 080735200035, and Parcel No. 080726200012.

City staff requests that the City Council adopt the resolution finding substantial compliance with State Annexation laws for the properties, and set the public hearing for May 5, 2026.

Fiscal Impact:

If approved, will this item result in a positive, negative, or no impact on the budget?
City staff anticipate minimal immediate financial impacts associated with the annexation, aside from potential considerations for emergency response.

Legal Issues:

None

Other issues and Considerations:

None

Strategic Focus Area:

Community Vitality

Decision Options:

1. Adopt the resolution as presented; or
2. Amend the resolution and adopt as amended; or
3. Deny the resolution; or
4. Continue consideration of the resolution to a date certain.

Council's Recommended Action:

Adopt the resolution.

Attachments:

1. Resolution No. 36, 2026 with Exhibit A
2. Annexation Petition No. 12 with Legal Description and Map

CITY OF GREELEY, COLORADO

RESOLUTION NO. 36, 2026

A RESOLUTION FINDING SUBSTANTIAL COMPLIANCE WITH STATE ANNEXATION LAWS FOR PROPERTY KNOWN AS "GREAT WESTERN INDUSTRIAL PARK (GWIP) ANNEXATION NO. 12," LOCATED GENERALLY SOUTH OF EASTMAN PARK DRIVE, EAST OF STATE HIGHWAY 257, WEST OF GREAT WESTERN DRIVE, AND NORTH OF WELD COUNTY ROAD 62 1/4, INTO THE CITY OF GREELEY. THE SUBJECT SITE IS COMPRISED OF 0.055 ACRES

WHEREAS, Windsor Renewal I, LLC has submitted an annexation petition to the City of Greeley for annexation of property located generally South of Eastman Park Drive, West of Great Western Drive, and North of Weld County Road 64 1/4, more particularly described in the attached Exhibit A;

WHEREAS, the City of Greeley staff has found the annexation petition to be in substantial compliance with C.R.S. §§ 31-12-107(1); and

WHEREAS, City staff desires that the City Council establish a date, time, and place to hold a hearing to determine if the proposed annexation complies with Section 30 of article II of the state constitution and C.R.S. §§ 31-12-104 and -105, or such parts thereof, to establish eligibility for annexation to the City of Greeley; and

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

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

1. The annexation petition is found to substantially comply with C.R.S. § 31-12-107(1).

2. The public hearing for consideration of the proposed annexation petition is hereby set for May 5, 2026, at the City Council Chambers, City Center - South, 1001 11th Avenue, Greeley, Colorado, during a regular City Council meeting beginning at 6:00 p.m.

3. The City Clerk is hereby authorized to publish and notify required parties pursuant to the procedures set forth in C.R.S. §31-12-108(2).

4. This resolution shall become effective immediately upon its passage.

PASSED, AND ADOPTED, SIGNED AND APPROVED this ____ day of _____, 2026.

ATTEST: **THE CITY OF GREELEY, COLORADO**

By: _____ **By: _____**
City Clerk **Mayor**

Exhibit A – Legal Description

A PARCEL OF LAND BEING A PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 35, WHENCE THE EAST LINE OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER BEARS NORTH 10°47’40” WEST A DISTANCE OF 1,148.16 FEET WITH ALL BEARINGS HEREIN AFTER RELATIVE THERETO;

THENCE NORTH 18°10’42” WEST, A DISTANCE OF 3,675.39 FEET TO THE **POINT OF BEGINNING**, BEING THE NORTHEAST CORNER OF GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 11;

THENCE, ALONG THE NORTHERLY BOUNDARY OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 11, THE FOLLOWING NINE (9) COURSES;

1. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;
2. SOUTH 00°04'30" EAST, A DISTANCE OF 65.60 FEET;
3. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;
4. NORTH 00°04'30" WEST, A DISTANCE OF 65.60 FEET;
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8. NORTH 00°04'30" WEST, A DISTANCE OF 65.60 FEET;
9. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 00°04'30" WEST, A DISTANCE OF 290.00 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 00°04'30" EAST, A DISTANCE OF 193.00 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 00°04'30" WEST, A DISTANCE OF 193.00 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 00°04'30" EAST, A DISTANCE OF 193.00 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 00°04'30" WEST, A DISTANCE OF 193.00 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 00°04'30" EAST, A DISTANCE OF 290.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.055 ACRES, (2,390 SQUARE FEET), MORE OR LESS.

PETITION FOR ANNEXATION
(GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 12 OF 15)

To: The Mayor and City Council of the City of Greeley, Colorado:

The undersigned ("**Petitioner**"), in accordance with the Municipal Annexation Act of 1965, Article 12, Title 31, Part 1, Colorado Revised Statutes, as amended (the "**Act**"), hereby petitions (this "**Petition**") the City Council of the City of Greeley, Colorado (the "**Council**") for annexation to the City of Greeley (the "**City**") of the land located in the County of Weld, State of Colorado, as more particularly described in Exhibit A-1, attached hereto and incorporated herein by this reference (the "**Property**").

In support of this Petition, Petitioner alleges as follows:

1. It is desirable and necessary that the Property be annexed to the City.

2. The condition set forth in Section 30(1)(b) of Article II of the Colorado Constitution has been met, the provisions of Section 30 of Article II of the Colorado Constitution have been complied with, and the requirements of Sections 31-12-104 and 31-12-105 of the Act exist or have been met in that:

(a) Pursuant to Section 31-12-104(1)(a) of the Act, not less than one-sixth of the perimeter of the Property is contiguous with the City's boundary as established by the prior annexation in this serial annexation.

(b) Contiguity is not established by use of any boundary:

(i) of an area previously annexed to the City that, at the time of its annexation, was not contiguous at any point with the City's boundary, was not otherwise in compliance with Section 31-12-104(1)(a) of the Act, and was located more than three miles from the City's nearest boundary ("**Non-Contiguous Area**"); or

(ii) of territory subsequently annexed directly to, or indirectly connected through subsequent annexations to, a Non-Contiguous Area.

(c) A community of interest exists between the Property and the City.

(d) The Property is urban or will be urbanized in the near future.

(e) The Property is integrated or is capable of being integrated with the City.

(f) In establishing the boundaries of the Property, 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:

(i) has been divided into separate parts or parcels without the written consent of the landowners thereof unless such tracts or parcels are separated by a dedicated street, road or other public way; or

(ii) comprising twenty acres or more (which, together with the buildings and improvements situated thereon has a valuation for assessment in excess of two hundred thousand dollars for ad valorem tax purposes for the year next preceding the annexation) is included without the written consent of the landowners.

(g) The Property is not presently a part of any incorporated city, city and county, or town; no proceedings have been commenced for incorporation or annexation of part or all of the Property to another municipality; nor has any election for annexation of the Property or substantially the same territory to the City been held within the twelve months immediately preceding the filing of this Petition.

(h) Annexation of the Property will not result in the detachment of area from any school district and the attachment of the same to another school district.

(i) Except to the extent necessary to avoid dividing parcels within the Property held in identical ownership, at least fifty percent of which are within the three mile limit, annexation of the Property will not have the effect of extending a municipal boundary more than three miles in any direction from any point of the City boundary in any one year.

(j) In establishing the boundaries of the Property, if a portion of a platted street or alley is annexed, the entire width of said street or alley is included, and annexation of the Property will not result in the denial of reasonable access to any landowner, owner of an easement, or owner of a franchise adjoining a platted street or alley which has been annexed by the City but is not bounded on both sides by the City.

3. Petitioner comprises more than fifty percent of the landowners of the Property and owns more than fifty percent of the Property, excluding public streets and alleys and any land owned by the City.

4. The mailing address of Petitioner and the date of signing of Petitioner's signature are shown on this Petition.

5. The legal description of the land owned by Petitioner is set forth in Exhibit A-2 attached to this Petition.

6. Accompanying this Petition are the original and four copies of an annexation boundary map in the form required by Section 31-12-107(1)(d) of the Act and containing the following information:

(a) A written legal description of the boundaries of the Property.

(b) A map showing the boundary of the Property.

(c) Within the annexation boundary map, 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.

(d) Next to the boundary of the Property, a drawing of the contiguous boundary of the City and the contiguous boundary of any other municipality abutting the Property.

(e) A Surveyor's certificate prepared by a registered land surveyor that attests to the preparation of the map and certifies that the Property has at least one-sixth (1/6) contiguity to the City.

7. To the extent the Property or any portion thereof has not previously been so included, as an express condition of annexation of the Property to the City, Petitioner consents to the Property's inclusion into the Northern Colorado Water Conservancy District (the "**District**") and the municipal subdistrict (the "**Subdistrict**") pursuant to C.R.S. Section 37-45-136 (3.6). Upon inclusion into the District and Subdistrict, the 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 the Property. Petitioner waives any right which may exist to: (a) an election pursuant to Article X, Section 20, of the Colorado Constitution before the District and Subdistrict can impose mill levies and special assessments; and (b) a refund pursuant to Article X, Section 20, of the Colorado Constitution.

8. Petitioner has filed this Petition subject to, and Petitioner's consent to the City's annexation of the Property is conditioned upon satisfaction of, the following conditions, any one or more of which Petitioner may waive in its sole discretion:

(a) Concurrently with approving annexation of the Property, the City approves, in form and substance satisfactory to Petitioner, the following (the "**Approvals**"):

(i) As applicable pursuant to the Act and/or the City's land use regulations, and to the extent not previously accomplished: (A) an update to the City's three-mile plan with respect to the Property in accordance with Section 31-12-105(1)(e)(I) of the Act; and (B) prior to acting on Petitioner's zoning application, an amendment to the City's comprehensive plan to update the Long Range Expected Growth Area and Land Use Guidance Map to conform to Petitioner's requested zoning; and

(ii) Zoning for the Property that is substantially consistent with the application for zoning which Petitioner submits in connection with this Petition; and

(iii) Execution of an annexation and development agreement ("**Annexation Agreement**") which addresses, among other matters: (A) the general plan for development of the Property; and (B) the establishment of statutory vested property rights for a term greater than three years pursuant to Article 68, Title 24, C.R.S, on terms and conditions mutually acceptable to Petitioner and the City; and

(iv) Such ordinances and/or resolutions as may be required to implement provisions of the Annexation Agreement.

(b) Petitioner reserves the sole, exclusive and unilateral right to withdraw this Petition by so notifying the City Clerk in writing at any point prior to the latest to occur of:

(i) the latest final, non-appealable approval of the ordinance(s), resolution(s) or other actions granting the Approvals; or

(ii) final, non-appealable resolution of any: (A) legal proceeding or other action a third-party brings to directly or indirectly challenge annexation of the Property, any of the Approvals, or any of the City's ordinances, resolutions or other actions approving annexation of the Property or any of the Approvals; or (B) any third-party submits a petition for referendum seeking to reverse or nullify any of such ordinances.

(c) Prior to expiration of the period described in the foregoing Paragraph 8(b) without Petitioner having withdrawn this Petition, neither Petitioner nor the City shall cause or permit the occurrence of the conditions to effectiveness of the annexation as set forth in Section 31-12-113(2)(b) of the Act.

9. Except for the terms and conditions of this Petition and of the Annexation Agreement, which terms and conditions Petitioner expressly approves and therefore do not constitute an imposition of additional terms and conditions within the meaning of Sections 31-12-107(4), 110(2), 111 or 112(1) of the Act, Petitioner requests that no additional terms and conditions be imposed upon the City's annexation of the Property.

THEREFORE, Petitioner respectfully petitions and requests that Council approve annexation of the Property to the City in accordance with and pursuant to the statutes of the State of Colorado.

[*Signature pages and Exhibits follow this page*]

PROPERTY OWNER/PETITIONER

Windsor Renewal I, LLC
a Colorado limited liability company

By: _____
Name: Robert Walker
Title: Authorized Signatory

Date: 11/24, 2025

Petitioner's mailing address: 252 Clayton Street, 4th Floor Denver, CO 80206

Is Petitioner a resident of the Property? No

Legal description of land owned by Petitioner: *See* Exhibit A-2

EXHIBIT A-1
LEGAL DESCRIPTION OF PROPERTY

A PARCEL OF LAND BEING A PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 35, WHENCE THE EAST LINE OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER BEARS NORTH 10°47'40" WEST A DISTANCE OF 1,148.16 FEET WITH ALL BEARINGS HEREIN AFTER RELATIVE THERETO;

THENCE NORTH 18°10'42" WEST, A DISTANCE OF 3,675.39 FEET TO THE **POINT OF BEGINNING**, BEING THE NORTHEAST CORNER OF GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 11;

THENCE, ALONG THE NORTHERLY BOUNDARY OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 11, THE FOLLOWING NINE (9) COURSES;

1. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;
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3. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;
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5. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;
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CONTAINING AN AREA OF 0.055 ACRES, (2,390 SQUARE FEET), MORE OR LESS.

EXHIBIT A-2
LEGAL DESCRIPTION OF LAND OWNED BY PETITIONER

A PARCEL OF LAND BEING A PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

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THENCE SOUTH 00°04'30" EAST, A DISTANCE OF 290.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.055 ACRES, (2,390 SQUARE FEET), MORE OR LESS.

Affidavit of Circulator
(Great Western Industrial Park Serial Annexation No. 12 of 15)

STATE OF COLORADO)
) ss.
COUNTY OF Denver)

Christopher Morton being first duly sworn, states upon oath that he/she is the circulator of the Petition for Annexation to which this Affidavit is attached and knows of his/her own knowledge that the signature of each Property Owner/Petitioner appearing on said Petition for Annexation 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 24th day of November, 2025, by Christopher Morton.

Witness my hand and official seal.

My commission expires: 2/25/26

CONSTANCE SMITH
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20104006392
MY COMMISSION EXPIRES FEBRUARY 25, 2026

Constance Smith
Notary Public

6142811.1

ANNEXATION NO. 12

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

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THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

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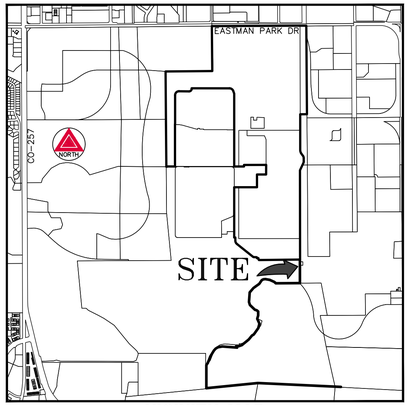
CONTAINING AN AREA OF 0.055 ACRES, (2,390 SQUARE FEET), MORE OR LESS.

GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION MAP NO. 12 OF 15

TO THE CITY OF GREELEY, COLORADO

LOCATED IN THE NORTHWEST QUARTER OF SECTION 35
TOWNSHIP 6 NORTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN
COUNTY OF WELD, STATE OF COLORADO
PROJECT NUMBER: ANX2025-0016



VICINITY MAP
SCALE 1" = 2000'

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

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CONTAINING AN AREA OF 0.055 ACRES, (2,390 SQUARE FEET), MORE OR LESS.

_____ _____
SIGNATURE OF OWNER DATE

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____ A.D. _____

STATE OF COLORADO)
CITY OF GREELEY)
WELD COUNTY)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____DAY OF 20_____

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

STATEMENT OF INTENT

THE LANDOWNERS OF THE PROPERTY DESCRIBED IN THE GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION MAP NOS. 1-15, SUCH LANDOWNERS OWNING 100% OF SUCH PROPERTY, INTEND TO ANNEX THEIR PROPERTY INTO THE CITY OF GREELEY.

CONTIGUITY

TOTAL PERIMETER BEING ANNEXED = 1634.40'
MINIMUM REQUIRED CONTIGUITY = 272.40
TOTAL PERIMETER CONTIGUOUS TO CITY OF GREELEY = 272.40'
CONTIGUOUS PERIMETER PERCENTAGE = 16.67%
TOTAL ANNEXED AREA = 2,390 SQ. FT. OR 0.055 ACRES, MORE OR LESS

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE ASSUMED AND ARE BASED ON THE EAST LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35, WHICH BEARS NORTH 10°47'40" WEST, A DISTANCE OF 1148.16 FEET.

2. UNITS SHOWN HEREON ARE IN U.S. SURVEY FEET.

3. THIS ANNEXATION MAP HAS BEEN PREPARED FROM RECORD INFORMATION AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY.

CERTIFICATE OF APPROVAL BY THE COMMUNITY DEVELOPMENT DIRECTOR

APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR ON THIS _____ DAY

OF _____, 20 _____.

_____
DIRECTOR OF COMMUNITY DEVELOPMENT

CERTIFICATE OF APPROVAL BY THE DEVELOPMENT REVIEW MANAGER

APPROVED BY THE DEVELOPMENT REVIEW MANAGER ON THIS _____ DAY

OF _____, 20 _____.

_____
DEVELOPMENT REVIEW MANAGER

CITY COUNCIL APPROVAL

APPROVED BY THE GREELEY CITY COUNCIL ON THIS _____ DAY

OF _____, 20 _____.

PLANNING COMMISSION RECOMMENDATION

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

OF _____, 20 _____.

SURVEYOR'S CERTIFICATE

I, JAMES E. LYNCH, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS ANNEXATION MAP WAS PREPARED UNDER MY DIRECT SUPERVISION; AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THIS MAP ACCURATELY DELINEATES THE PARCEL OF LAND TO BE ANNEXED TO THE CITY OF GREELEY, COLORADO; AND THAT AT LEAST ONE SIXTH (1/6) OF THE BOUNDARY OF SAID PARCEL IS CONTIGUOUS TO THE PRESENT BOUNDARY OF THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

JAMES E. LYNCH
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR No. 37933
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS ANNEXATION MAP WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS ANNEXATION MAP BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

SCALE 1"=20'
DR RDS
CK JEL
DATE 2/12/2026

DATE	BY	REVISION DESCRIPTION

AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEX. 12
NW 1/4, SEC. 35, T6N, R67W, 6TH P.M.
WELD COUNTY, COLORADO

PREPARED FOR
REDLAND
1500 WEST CANAL COURT, LITTLETON, CO 80120

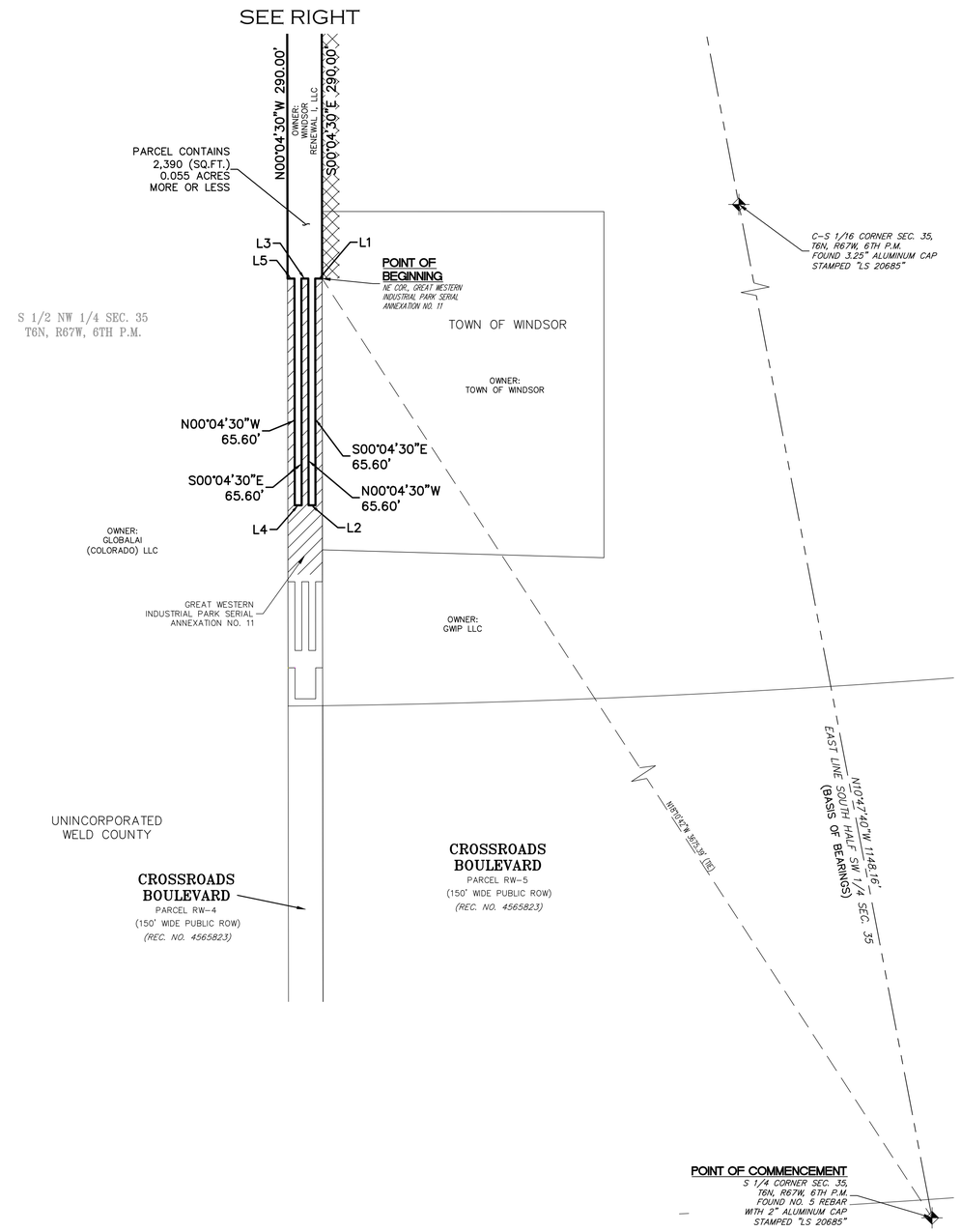
SHEET 1 OF 2 SHEETS

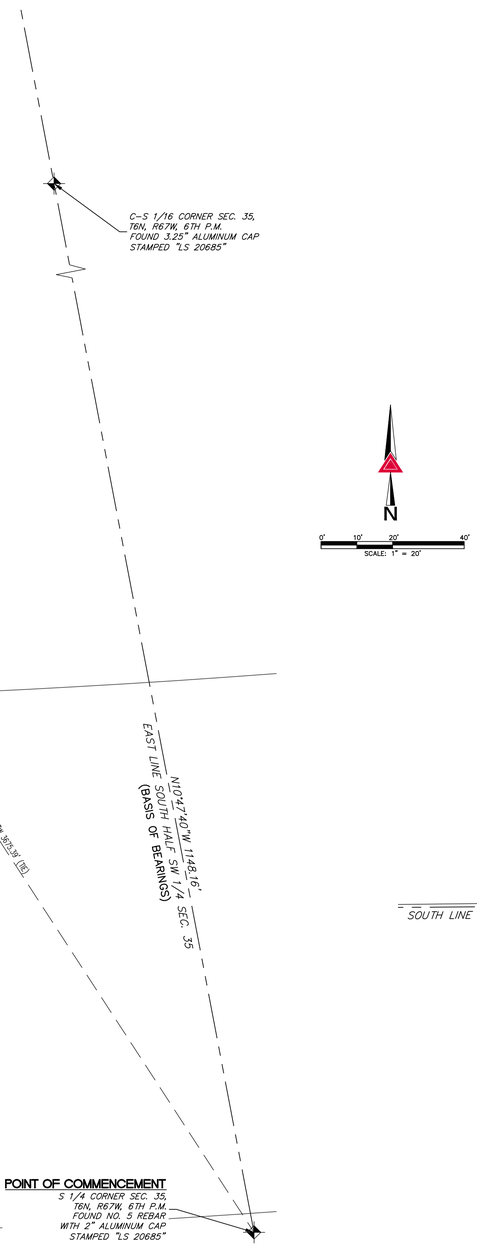
54825-07
JOB NO.

GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION MAP NO. 12 OF 15

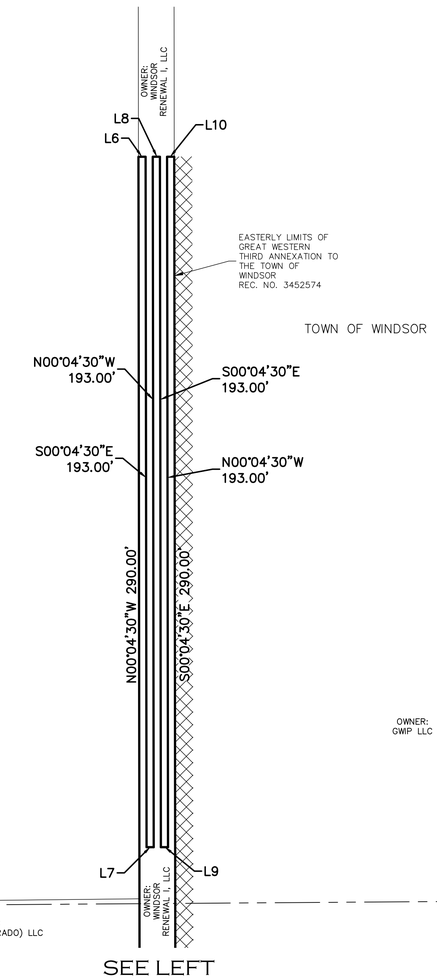
TO THE CITY OF GREELEY, COLORADO

LOCATED IN THE NORTHWEST QUARTER OF SECTION 35
TOWNSHIP 6 NORTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN
COUNTY OF WELD, STATE OF COLORADO
PROJECT NUMBER: ANX2025-0016





LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°55'30"W	2.00'
L2	S89°55'30"W	2.00'
L3	S89°55'30"W	2.00'
L4	S89°55'30"W	2.00'
L5	S89°55'30"W	2.00'
L6	N89°55'30"E	2.00'
L7	N89°55'30"E	2.00'
L8	N89°55'30"E	2.00'
L9	N89°55'30"E	2.00'
L10	N89°55'30"E	2.00'



LEGEND

- ALIQUOT CORNER AS NOTED
- ANNEXATION PARCEL BOUNDARY
- SECTION LINE
- EXISTING CITY OF GREELEY LIMITS
- EXISTING TOWN OF WINDSOR LIMITS

SCALE	CKD	DWN	DATE
1"=20'	RDS	JEL	2/12/2026

DATE	BY	REVISION DESCRIPTION

AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEX. 12
NW 1/4, SEC. 35, T6N, R67W, 6TH P.M.
WELD COUNTY, COLORADO

PREPARED FOR
REDLAND
1500 WEST CANAL COURT, LITTLETON, CO 80120

SHEET 2 OF 2 SHEETS

54825-07
JOB NO.

Council Agenda Summary

March 17, 2026
Key Staff Contact: Michael Franke, Planner III, Donald Threewitt, Interim Director of Community Development

Title:

Resolution finding substantial compliance with State Annexation laws for the properties collectively known as ANX2025-0017, Great Western Industrial Park (GWIP) Annexation No. 13, located generally south of Eastman Park Drive, east of State Highway 257, west of Great Western Drive, and north of Weld County Road 62 1/4, into the City of Greeley, the subject site is comprised of 0.256 acres

Summary:

The property owner and applicant, Windsor Renewal LLC, have petitioned the City to annex a total of 325.85 acres of unincorporated property known as the Great Western Industrial Park (GWIP) No. 1 through No. 15 annexations. The annexations consist of five parcels: Parcel No. 080726200026, Parcel No. 080726300026, Parcel No. 080726300027, Parcel No 080735200035, and Parcel No. 080726200012.

City staff requests that the City Council adopt the resolution finding substantial compliance with State Annexation laws for the properties, and set the public hearing for May 5, 2026.

Fiscal Impact:

If approved, will this item result in a positive, negative, or no impact on the budget?
City staff anticipate minimal immediate financial impacts associated with the annexation, aside from potential considerations for emergency response.

Legal Issues:

None

Other issues and Considerations:

None

Strategic Focus Area:

Community Vitality

Decision Options:

1. Adopt the resolution as presented; or
2. Amend the resolution and adopt as amended; or
3. Deny the resolution; or
4. Continue consideration of the resolution to a date certain.

Council's Recommended Action:

Adopt the resolution.

Attachments:

1. Resolution No. 37, 2026 with Exhibit A
2. Annexation Petition No. 13 with Legal Description and Map

CITY OF GREELEY, COLORADO

RESOLUTION NO. 37, 2026

A RESOLUTION FINDING SUBSTANTIAL COMPLIANCE WITH STATE ANNEXATION LAWS FOR PROPERTY KNOWN AS "GREAT WESTERN INDUSTRIAL PARK (GWIP) ANNEXATION NO. 13," LOCATED GENERALLY SOUTH OF EASTMAN PARK DRIVE, EAST OF STATE HIGHWAY 257, WEST OF GREAT WESTERN DRIVE, AND NORTH OF WELD COUNTY ROAD 62 1/4, INTO THE CITY OF GREELEY. THE SUBJECT SITE IS COMPRISED OF 0.256 ACRES

WHEREAS, Windsor Renewal I, LLC has submitted an annexation petition to the City of Greeley for annexation of property located generally South of Eastman Park Drive, West of Great Western Drive, and North of Weld County Road 64 1/4, more particularly described in the attached Exhibit A;

WHEREAS, the City of Greeley staff has found the annexation petition to be in substantial compliance with C.R.S. §§ 31-12-107(1); and

WHEREAS, City staff desires that the City Council establish a date, time, and place to hold a hearing to determine if the proposed annexation complies with Section 30 of article II of the state constitution and C.R.S. §§ 31-12-104 and -105, or such parts thereof, to establish eligibility for annexation to the City of Greeley; and

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

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

1. The annexation petition is found to substantially comply with C.R.S. § 31-12-107(1).

2. The public hearing for consideration of the proposed annexation petition is hereby set for May 5, 2026, at the City Council Chambers, City Center - South, 1001 11th Avenue, Greeley, Colorado, during a regular City Council meeting beginning at 6:00 p.m.

3. The City Clerk is hereby authorized to publish and notify required parties pursuant to the procedures set forth in C.R.S. §31-12-108(2).

4. This resolution shall become effective immediately upon its passage.

PASSED, AND ADOPTED, SIGNED AND APPROVED this ____ day of _____, 2026.

ATTEST: **THE CITY OF GREELEY, COLORADO**

By: _____ **By: _____**
City Clerk **Mayor**

Exhibit A – Legal Description

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 35 AND THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 35, WHENCE THE EAST LINE OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER BEARS NORTH 10°47’40” WEST A DISTANCE OF 1,148.16 FEET WITH ALL BEARINGS HEREIN AFTER RELATIVE THERETO;

THENCE NORTH 16°52’18” WEST, A DISTANCE OF 3,952.07 FEET TO THE **POINT OF BEGINNING**, BEING THE NORTHEAST CORNER OF GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 12;

THENCE, ALONG THE NORTHERLY BOUNDARY OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 12, THE FOLLOWING NINE (9) COURSES;

1. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;
2. SOUTH 00°04'30" EAST, A DISTANCE OF 193.00 FEET;
3. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;
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CONTAINING AN AREA OF 0.256 ACRES, (11,146 SQUARE FEET), MORE OR LESS.

PETITION FOR ANNEXATION
(GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 13 OF 15)

To: The Mayor and City Council of the City of Greeley, Colorado:

The undersigned ("**Petitioner**"), in accordance with the Municipal Annexation Act of 1965, Article 12, Title 31, Part 1, Colorado Revised Statutes, as amended (the "**Act**"), hereby petitions (this "**Petition**") the City Council of the City of Greeley, Colorado (the "**Council**") for annexation to the City of Greeley (the "**City**") of the land located in the County of Weld, State of Colorado, as more particularly described in Exhibit A-1, attached hereto and incorporated herein by this reference (the "**Property**").

In support of this Petition, Petitioner alleges as follows:

1. It is desirable and necessary that the Property be annexed to the City.

2. The condition set forth in Section 30(1)(b) of Article II of the Colorado Constitution has been met, the provisions of Section 30 of Article II of the Colorado Constitution have been complied with, and the requirements of Sections 31-12-104 and 31-12-105 of the Act exist or have been met in that:

(a) Pursuant to Section 31-12-104(1)(a) of the Act, not less than one-sixth of the perimeter of the Property is contiguous with the City's boundary as established by the prior annexation in this serial annexation.

(b) Contiguity is not established by use of any boundary:

(i) of an area previously annexed to the City that, at the time of its annexation, was not contiguous at any point with the City's boundary, was not otherwise in compliance with Section 31-12-104(1)(a) of the Act, and was located more than three miles from the City's nearest boundary ("**Non-Contiguous Area**"); or

(ii) of territory subsequently annexed directly to, or indirectly connected through subsequent annexations to, a Non-Contiguous Area.

(c) A community of interest exists between the Property and the City.

(d) The Property is urban or will be urbanized in the near future.

(e) The Property is integrated or is capable of being integrated with the City.

(f) In establishing the boundaries of the Property, 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:

(i) has been divided into separate parts or parcels without the written consent of the landowners thereof unless such tracts or parcels are separated by a dedicated street, road or other public way; or

(ii) comprising twenty acres or more (which, together with the buildings and improvements situated thereon has a valuation for assessment in excess of two hundred thousand dollars for ad valorem tax purposes for the year next preceding the annexation) is included without the written consent of the landowners.

(g) The Property is not presently a part of any incorporated city, city and county, or town; no proceedings have been commenced for incorporation or annexation of part or all of the Property to another municipality; nor has any election for annexation of the Property or substantially the same territory to the City been held within the twelve months immediately preceding the filing of this Petition.

(h) Annexation of the Property will not result in the detachment of area from any school district and the attachment of the same to another school district.

(i) Except to the extent necessary to avoid dividing parcels within the Property held in identical ownership, at least fifty percent of which are within the three mile limit, annexation of the Property will not have the effect of extending a municipal boundary more than three miles in any direction from any point of the City boundary in any one year.

(j) In establishing the boundaries of the Property, if a portion of a platted street or alley is annexed, the entire width of said street or alley is included, and annexation of the Property will not result in the denial of reasonable access to any landowner, owner of an easement, or owner of a franchise adjoining a platted street or alley which has been annexed by the City but is not bounded on both sides by the City.

3. Petitioner comprises more than fifty percent of the landowners of the Property and owns more than fifty percent of the Property, excluding public streets and alleys and any land owned by the City.

4. The mailing address of Petitioner and the date of signing of Petitioner's signature are shown on this Petition.

5. The legal description of the land owned by Petitioner is set forth in Exhibit A-2 attached to this Petition.

6. Accompanying this Petition are the original and four copies of an annexation boundary map in the form required by Section 31-12-107(1)(d) of the Act and containing the following information:

(a) A written legal description of the boundaries of the Property.

(b) A map showing the boundary of the Property.

(c) Within the annexation boundary map, 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.

(d) Next to the boundary of the Property, a drawing of the contiguous boundary of the City and the contiguous boundary of any other municipality abutting the Property.

(e) A Surveyor's certificate prepared by a registered land surveyor that attests to the preparation of the map and certifies that the Property has at least one-sixth (1/6) contiguity to the City.

7. To the extent the Property or any portion thereof has not previously been so included, as an express condition of annexation of the Property to the City, Petitioner consents to the Property's inclusion into the Northern Colorado Water Conservancy District (the "**District**") and the municipal subdistrict (the "**Subdistrict**") pursuant to C.R.S. Section 37-45-136 (3.6). Upon inclusion into the District and Subdistrict, the 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 the Property. Petitioner waives any right which may exist to: (a) an election pursuant to Article X, Section 20, of the Colorado Constitution before the District and Subdistrict can impose mill levies and special assessments; and (b) a refund pursuant to Article X, Section 20, of the Colorado Constitution.

8. Petitioner has filed this Petition subject to, and Petitioner's consent to the City's annexation of the Property is conditioned upon satisfaction of, the following conditions, any one or more of which Petitioner may waive in its sole discretion:

(a) Concurrently with approving annexation of the Property, the City approves, in form and substance satisfactory to Petitioner, the following (the "**Approvals**"):

(i) As applicable pursuant to the Act and/or the City's land use regulations, and to the extent not previously accomplished: (A) an update to the City's three-mile plan with respect to the Property in accordance with Section 31-12-105(1)(e)(I) of the Act; and (B) prior to acting on Petitioner's zoning application, an amendment to the City's comprehensive plan to update the Long Range Expected Growth Area and Land Use Guidance Map to conform to Petitioner's requested zoning; and

(ii) Zoning for the Property that is substantially consistent with the application for zoning which Petitioner submits in connection with this Petition; and

(iii) Execution of an annexation and development agreement ("**Annexation Agreement**") which addresses, among other matters: (A) the general plan for development of the Property; and (B) the establishment of statutory vested property rights for a term greater than three years pursuant to Article 68, Title 24, C.R.S, on terms and conditions mutually acceptable to Petitioner and the City; and

(iv) Such ordinances and/or resolutions as may be required to implement provisions of the Annexation Agreement.

(b) Petitioner reserves the sole, exclusive and unilateral right to withdraw this Petition by so notifying the City Clerk in writing at any point prior to the latest to occur of:

(i) the latest final, non-appealable approval of the ordinance(s), resolution(s) or other actions granting the Approvals; or

(ii) final, non-appealable resolution of any: (A) legal proceeding or other action a third-party brings to directly or indirectly challenge annexation of the Property, any of the Approvals, or any of the City's ordinances, resolutions or other actions approving annexation of the Property or any of the Approvals; or (B) any third-party submits a petition for referendum seeking to reverse or nullify any of such ordinances.

(c) Prior to expiration of the period described in the foregoing Paragraph 8(b) without Petitioner having withdrawn this Petition, neither Petitioner nor the City shall cause or permit the occurrence of the conditions to effectiveness of the annexation as set forth in Section 31-12-113(2)(b) of the Act.

9. Except for the terms and conditions of this Petition and of the Annexation Agreement, which terms and conditions Petitioner expressly approves and therefore do not constitute an imposition of additional terms and conditions within the meaning of Sections 31-12-107(4), 110(2), 111 or 112(1) of the Act, Petitioner requests that no additional terms and conditions be imposed upon the City's annexation of the Property.

THEREFORE, Petitioner respectfully petitions and requests that Council approve annexation of the Property to the City in accordance with and pursuant to the statutes of the State of Colorado.

[*Signature pages and Exhibits follow this page*]

PROPERTY OWNER/PETITIONER

Windsor Renewal I, LLC
a Colorado limited liability company

By: _____
Name: Robert Walker
Title: Authorized Signatory

Date: 11/24, 2025

Petitioner's mailing address: 252 Clayton Street, 4th Floor Denver, CO 80206

Is Petitioner a resident of the Property? No

Legal description of land owned by Petitioner: *See* Exhibit A-2

EXHIBIT A-1
LEGAL DESCRIPTION OF PROPERTY

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 35 AND THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

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CONTAINING AN AREA OF 0.256 ACRES, (11,146 SQUARE FEET), MORE OR LESS.

EXHIBIT A-2
LEGAL DESCRIPTION OF LAND OWNED BY PETITIONER

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CONTAINING AN AREA OF 0.256 ACRES, (11,146 SQUARE FEET), MORE OR LESS.

Affidavit of Circulator
(Great Western Industrial Park Serial Annexation No. 13 of 15)

STATE OF COLORADO)
) ss.
COUNTY OF Denver)

CHRISTOPHER MORTON being first duly sworn, states upon oath that he/she is the circulator of the Petition for Annexation to which this Affidavit is attached and knows of his/her own knowledge that the signature of each Property Owner/Petitioner appearing on said Petition for Annexation 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 24th day of November, 2025, by Christopher Morton.

Witness my hand and official seal.

My commission expires: 2/25/26

CONSTANCE SMITH
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20104006392
MY COMMISSION EXPIRES FEBRUARY 25, 2026

Constance Smith
Notary Public

6142812.1

ANNEXATION NO. 13

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 35 AND THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

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CONTAINING AN AREA OF 0.256 ACRES, (11,146 SQUARE FEET), MORE OR LESS.

GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION MAP NO. 13 OF 15

TO THE CITY OF GREELEY, COLORADO

LOCATED IN THE NORTHWEST QUARTER OF SECTION 35 AND THE SOUTHWEST QUARTER OF SECTION 26
TOWNSHIP 6 NORTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN
COUNTY OF WELD, STATE OF COLORADO
PROJECT NUMBER: ANX2025-0017

CERTIFICATE OF APPROVAL BY THE COMMUNITY DEVELOPMENT DIRECTOR

APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR ON THIS _____ DAY

OF _____, 20 _____.

_____
DIRECTOR OF COMMUNITY DEVELOPMENT

CERTIFICATE OF APPROVAL BY THE DEVELOPMENT REVIEW MANAGER

APPROVED BY THE DEVELOPMENT REVIEW MANAGER ON THIS _____ DAY

OF _____, 20 _____.

_____
DEVELOPMENT REVIEW MANAGER

CITY COUNCIL APPROVAL

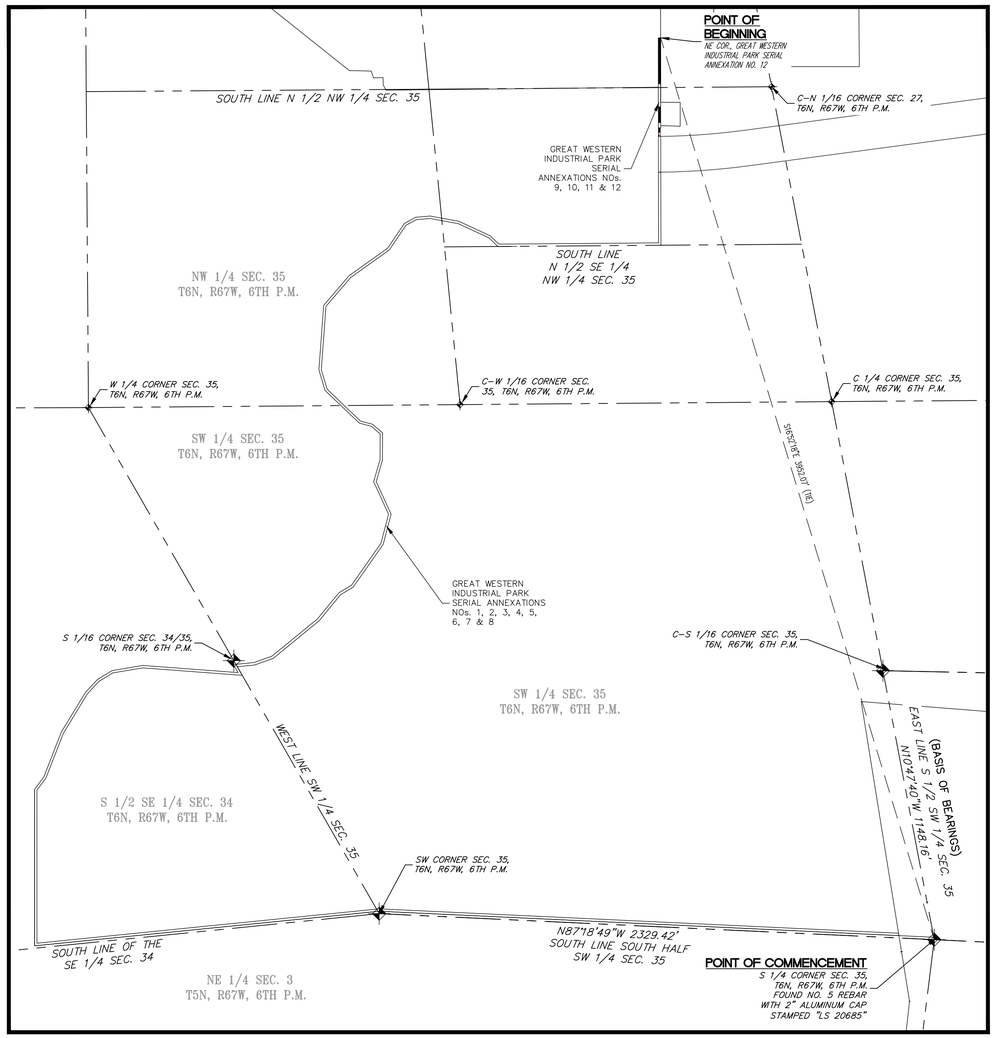
APPROVED BY THE GREELEY CITY COUNCIL ON THIS _____ DAY

OF _____, 20 _____.

PLANNING COMMISSION RECOMMENDATION

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

OF _____, 20 _____.



BASIS OF BEARINGS DETAIL
SCALE 1" = 300'

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 35 AND THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 35, WHENCE THE EAST LINE OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER BEARS NORTH 10°47'40" WEST A DISTANCE OF 1,148.16 FEET WITH ALL BEARINGS HEREIN AFTER RELATIVE THERETO;

THENCE NORTH 16°52'18" WEST, A DISTANCE OF 3,952.07 FEET TO THE POINT OF BEGINNING, BEING THE NORTHEAST CORNER OF GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 12;

THENCE, ALONG THE NORTHERLY BOUNDARY OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 12, THE FOLLOWING NINE (9) COURSES;

1. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;
2. SOUTH 00°04'30" EAST, A DISTANCE OF 193.00 FEET;
3. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;
4. NORTH 00°04'30" WEST, A DISTANCE OF 193.00 FEET;
5. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;
6. SOUTH 00°04'30" EAST, A DISTANCE OF 193.00 FEET;
7. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;
8. NORTH 00°04'30" WEST, A DISTANCE OF 193.00 FEET;
9. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 00°04'30" WEST, A DISTANCE OF 1,189.42 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 00°04'30" EAST, A DISTANCE OF 380.00 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 00°04'30" WEST, A DISTANCE OF 380.00 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 00°04'30" EAST, A DISTANCE OF 380.00 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 00°04'30" WEST, A DISTANCE OF 380.00 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 00°04'30" EAST, A DISTANCE OF 1,189.42 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 0.256 ACRES, (11,146 SQUARE FEET), MORE OR LESS.

_____ _____
SIGNATURE OF OWNER DATE

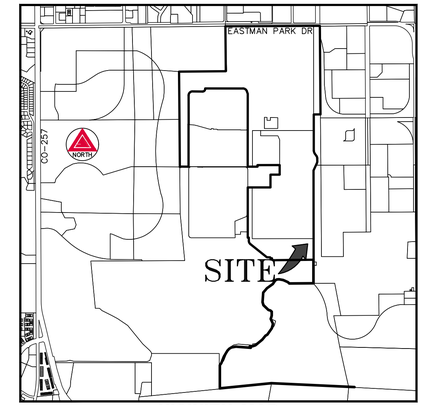
WITNESS MY HAND AND SEAL THIS _____ DAY OF _____ A.D. _____

STATE OF COLORADO)
CITY OF GREELEY)
WELD COUNTY)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____DAY OF 20_____

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC



VICINITY MAP
SCALE 1" = 2000'

STATEMENT OF INTENT

THE LANDOWNERS OF THE PROPERTY DESCRIBED IN THE GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION MAP NOS. 1-15, SUCH LANDOWNERS OWNING 100% OF SUCH PROPERTY, INTEND TO ANNEX THEIR PROPERTY INTO THE CITY OF GREELEY.

CONTIGUITY

TOTAL PERIMETER BEING ANNEXED = 4,690.84'
MINIMUM REQUIRED CONTIGUITY = 781.81'
TOTAL PERIMETER CONTIGUOUS TO CITY OF GREELEY = 782.00'
CONTIGUOUS PERIMETER PERCENTAGE = 16.67%
TOTAL ANNEXED AREA = 11,146 SQ. FT. OR 0.256 ACRES, MORE OR LESS

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE ASSUMED AND ARE BASED ON THE EAST LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35, WHICH BEARS NORTH 10°47'40" WEST, A DISTANCE OF 1148.16 FEET.

2. UNITS SHOWN HEREON ARE IN U.S. SURVEY FEET.

3. THIS ANNEXATION MAP HAS BEEN PREPARED FROM RECORD INFORMATION AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY.

SURVEYOR'S CERTIFICATE

I, JAMES E. LYNCH, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS ANNEXATION MAP WAS PREPARED UNDER MY DIRECT SUPERVISION; AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THIS MAP ACCURATELY DELINEATES THE PARCEL OF LAND TO BE ANNEXED TO THE CITY OF GREELEY, COLORADO; AND THAT AT LEAST ONE SIXTH (1/6) OF THE BOUNDARY OF SAID PARCEL IS CONTIGUOUS TO THE PRESENT BOUNDARY OF THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

JAMES E. LYNCH
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR No. 37933
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS ANNEXATION MAP WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS ANNEXATION MAP BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

SCALE	DR	DWN	DATE
1"=20'	RDS	JEL	2/12/2026

DATE	BY	REVISION DESCRIPTION

AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEX. 13
NW 1/4, SEC. 35, T6N, R67W, 6TH P.M.
WELD COUNTY, COLORADO

PREPARED FOR
REDLAND
1500 WEST CANAL COURT, LITTLETON, CO 80120

SHEET 1 OF 2 SHEETS

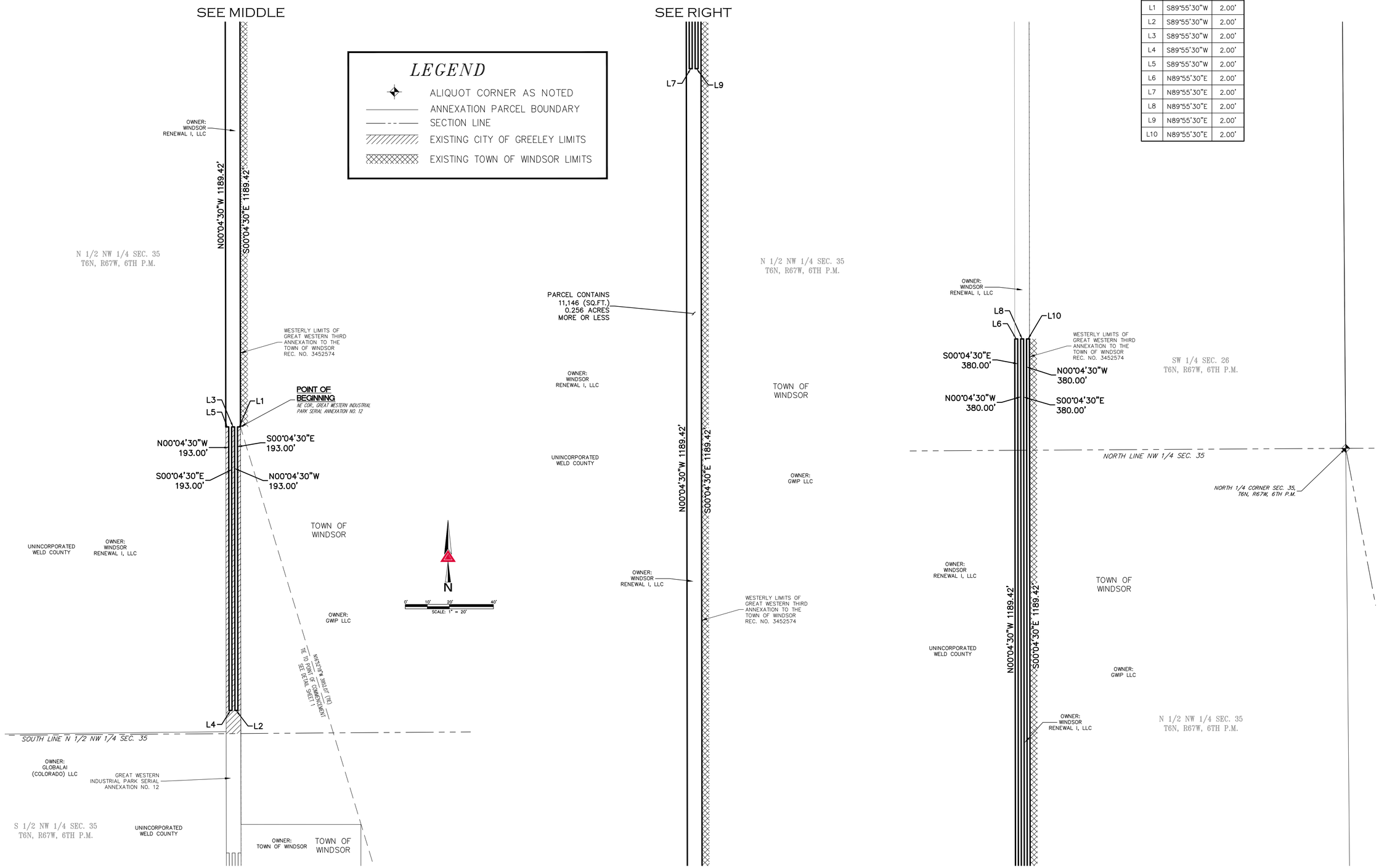
JOB NO. 54825-07

GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION MAP NO. 13 OF 15

TO THE CITY OF GREELEY, COLORADO

LOCATED IN THE NORTHWEST QUARTER OF SECTION 35 AND THE SOUTHWEST QUARTER OF SECTION 26
TOWNSHIP 6 NORTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN
COUNTY OF WELD, STATE OF COLORADO
PROJECT NUMBER: ANX2025-0017

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°55'30"W	2.00'
L2	S89°55'30"W	2.00'
L3	S89°55'30"W	2.00'
L4	S89°55'30"W	2.00'
L5	S89°55'30"W	2.00'
L6	N89°55'30"E	2.00'
L7	N89°55'30"E	2.00'
L8	N89°55'30"E	2.00'
L9	N89°55'30"E	2.00'
L10	N89°55'30"E	2.00'



SCALE	CKD	DWN	DATE
1"=20'	RDS	JEL	2/12/2026

DATE	BY	REVISION DESCRIPTION

AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
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GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEX. 13
NW 1/4, SEC. 35, T6N, R67W, 6TH P.M.
WELD COUNTY, COLORADO

PREPARED FOR
REDLAND
1500 WEST CANAL COURT, LITTLETON, CO 80120

SHEET 2 OF 2 SHEETS

JOB NO. 54825-07

Council Agenda Summary

March 17, 2026
Key Staff Contact: Michael Franke, Planner III, Donald Threewitt, Interim Director of Community Development

Title:

Resolution finding substantial compliance with State Annexation laws for the properties collectively known as ANX2025-0018, Great Western Industrial Park (GWIP) Annexation No. 14, located generally south of Eastman Park Drive, east of State Highway 257, west of Great Western Drive, and north of Weld County Road 62 1/4, into the City of Greeley, the subject site is comprised of 0.723 acres

Summary:

The property owner and applicant, Windsor Renewal LLC, have petitioned the City to annex a total of 325.85 acres of unincorporated property known as the Great Western Industrial Park (GWIP) No. 1 through No. 15 annexations. The annexations consist of five parcels: Parcel No. 080726200026, Parcel No. 080726300026, Parcel No. 080726300027, Parcel No 080735200035, and Parcel No. 080726200012.

City staff requests that the City Council adopt the resolution finding substantial compliance with State Annexation laws for the properties, and set the public hearing for May 5, 2026.

Fiscal Impact:

If approved, will this item result in a positive, negative, or no impact on the budget?
City staff anticipate minimal immediate financial impacts associated with the annexation, aside from potential considerations for emergency response.

Legal Issues:

None

Other issues and Considerations:

None

Strategic Focus Area:

Community Vitality

Decision Options:

1. Adopt the resolution as presented; or
2. Amend the resolution and adopt as amended; or
3. Deny the resolution; or
4. Continue consideration of the resolution to a date certain.

Council's Recommended Action:

Adopt the resolution.

Attachments:

1. Resolution No. 38, 2026 with Exhibit A
2. Annexation Petition No. 14 with Legal Description and Map

CITY OF GREELEY, COLORADO

RESOLUTION NO. 38, 2026

A RESOLUTION FINDING SUBSTANTIAL COMPLIANCE WITH STATE ANNEXATION LAWS FOR PROPERTY KNOWN AS "GREAT WESTERN INDUSTRIAL PARK (GWIP) ANNEXATION NO. 14," LOCATED GENERALLY SOUTH OF EASTMAN PARK DRIVE, EAST OF STATE HIGHWAY 257, WEST OF GREAT WESTERN DRIVE, AND NORTH OF WELD COUNTY ROAD 62 1/4, INTO THE CITY OF GREELEY. THE SUBJECT SITE IS COMPRISED OF 0.723 ACRES

WHEREAS, Windsor Renewal I, LLC has submitted an annexation petition to the City of Greeley for annexation of property located generally South of Eastman Park Drive, West of Great Western Drive, and North of Weld County Road 64 1/4, more particularly described in the attached Exhibit A;

WHEREAS, the City of Greeley staff has found the annexation petition to be in substantial compliance with C.R.S. §§ 31-12-107(1); and

WHEREAS, City staff desires that the City Council establish a date, time, and place to hold a hearing to determine if the proposed annexation complies with Section 30 of article II of the state constitution and C.R.S. §§ 31-12-104 and -105, or such parts thereof, to establish eligibility for annexation to the City of Greeley; and

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

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

1. The annexation petition is found to substantially comply with C.R.S. § 31-12-107(1).

2. The public hearing for consideration of the proposed annexation petition is hereby set for May 5, 2026, at the City Council Chambers, City Center - South, 1001 11th Avenue, Greeley, Colorado, during a regular City Council meeting beginning at 6:00 p.m.

3. The City Clerk is hereby authorized to publish and notify required parties pursuant to the procedures set forth in C.R.S. §31-12-108(2).

4. This resolution shall become effective immediately upon its passage.

PASSED, AND ADOPTED, SIGNED AND APPROVED this ____ day of _____, 2026.

ATTEST: **THE CITY OF GREELEY, COLORADO**

By: _____ **By: _____**
City Clerk **Mayor**

Exhibit A – Legal Description

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 35 AND THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 35, WHENCE THE EAST LINE OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER BEARS NORTH 10°47’40” WEST A DISTANCE OF 1,148.16 FEET WITH ALL BEARINGS HEREIN AFTER RELATIVE THERETO;

THENCE NORTH 17°55’55” WEST, A DISTANCE OF 3,757.02 FEET TO THE **POINT OF BEGINNING**, BEING A POINT ON THE WESTERLY BOUNDARY OF GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 12;

THENCE SOUTH 89°22'52" WEST, A DISTANCE OF 10.00 FEET;

THENCE NORTH 00°04'30" WEST, A DISTANCE OF 2,496.22 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 8.00 FEET;

THENCE SOUTH 00°04'30" EAST, A DISTANCE OF 1,000.00 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 00°04'30" WEST, A DISTANCE OF 1,000.00 FEET;

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THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 00°04'30" WEST, A DISTANCE OF 1,000.00 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 00°04'30" EAST, A DISTANCE OF 1,099.28 FEET TO THE NORTHEAST CORNER OF GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 13;

THENCE, ALONG THE NORTHERLY BOUNDARY OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 13, THE FOLLOWING NINE (9) COURSES;

1. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;
2. SOUTH 00°04'30" EAST, A DISTANCE OF 380.00 FEET;
3. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;
4. NORTH 00°04'30" WEST, A DISTANCE OF 380.00 FEET;

5. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;

6. SOUTH 00°04'30" EAST, A DISTANCE OF 380.00 FEET;

7. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;

8. NORTH 00°04'30" WEST, A DISTANCE OF 380.00 FEET;

9. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 00°04'30" EAST, ALONG THE WESTERLY BOUNDARY OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 13 AND SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 12, A DISTANCE OF 1,396.85 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.723 ACRES, (31,474 SQUARE FEET), MORE OR LESS.

PETITION FOR ANNEXATION
(GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 14 OF 15)

To: The Mayor and City Council of the City of Greeley, Colorado:

The undersigned ("**Petitioner**"), in accordance with the Municipal Annexation Act of 1965, Article 12, Title 31, Part 1, Colorado Revised Statutes, as amended (the "**Act**"), hereby petitions (this "**Petition**") the City Council of the City of Greeley, Colorado (the "**Council**") for annexation to the City of Greeley (the "**City**") of the land located in the County of Weld, State of Colorado, as more particularly described in Exhibit A-1, attached hereto and incorporated herein by this reference (the "**Property**").

In support of this Petition, Petitioner alleges as follows:

1. It is desirable and necessary that the Property be annexed to the City.

2. The condition set forth in Section 30(1)(b) of Article II of the Colorado Constitution has been met, the provisions of Section 30 of Article II of the Colorado Constitution have been complied with, and the requirements of Sections 31-12-104 and 31-12-105 of the Act exist or have been met in that:

(a) Pursuant to Section 31-12-104(1)(a) of the Act, not less than one-sixth of the perimeter of the Property is contiguous with the City's boundary as established by the prior annexation in this serial annexation.

(b) Contiguity is not established by use of any boundary:

(i) of an area previously annexed to the City that, at the time of its annexation, was not contiguous at any point with the City's boundary, was not otherwise in compliance with Section 31-12-104(1)(a) of the Act, and was located more than three miles from the City's nearest boundary ("**Non-Contiguous Area**"); or

(ii) of territory subsequently annexed directly to, or indirectly connected through subsequent annexations to, a Non-Contiguous Area.

(c) A community of interest exists between the Property and the City.

(d) The Property is urban or will be urbanized in the near future.

(e) The Property is integrated or is capable of being integrated with the City.

(f) In establishing the boundaries of the Property, 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:

(i) has been divided into separate parts or parcels without the written consent of the landowners thereof unless such tracts or parcels are separated by a dedicated street, road or other public way; or

(ii) comprising twenty acres or more (which, together with the buildings and improvements situated thereon has a valuation for assessment in excess of two hundred thousand dollars for ad valorem tax purposes for the year next preceding the annexation) is included without the written consent of the landowners.

(g) The Property is not presently a part of any incorporated city, city and county, or town; no proceedings have been commenced for incorporation or annexation of part or all of the Property to another municipality; nor has any election for annexation of the Property or substantially the same territory to the City been held within the twelve months immediately preceding the filing of this Petition.

(h) Annexation of the Property will not result in the detachment of area from any school district and the attachment of the same to another school district.

(i) Except to the extent necessary to avoid dividing parcels within the Property held in identical ownership, at least fifty percent of which are within the three mile limit, annexation of the Property will not have the effect of extending a municipal boundary more than three miles in any direction from any point of the City boundary in any one year.

(j) In establishing the boundaries of the Property, if a portion of a platted street or alley is annexed, the entire width of said street or alley is included, and annexation of the Property will not result in the denial of reasonable access to any landowner, owner of an easement, or owner of a franchise adjoining a platted street or alley which has been annexed by the City but is not bounded on both sides by the City.

3. Petitioner comprises more than fifty percent of the landowners of the Property and owns more than fifty percent of the Property, excluding public streets and alleys and any land owned by the City.

4. The mailing address of Petitioner and the date of signing of Petitioner's signature are shown on this Petition.

5. The legal description of the land owned by Petitioner is set forth in Exhibit A-2 attached to this Petition.

6. Accompanying this Petition are the original and four copies of an annexation boundary map in the form required by Section 31-12-107(1)(d) of the Act and containing the following information:

(a) A written legal description of the boundaries of the Property.

(b) A map showing the boundary of the Property.

(c) Within the annexation boundary map, 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.

(d) Next to the boundary of the Property, a drawing of the contiguous boundary of the City and the contiguous boundary of any other municipality abutting the Property.

(e) A Surveyor's certificate prepared by a registered land surveyor that attests to the preparation of the map and certifies that the Property has at least one-sixth (1/6) contiguity to the City.

7. To the extent the Property or any portion thereof has not previously been so included, as an express condition of annexation of the Property to the City, Petitioner consents to the Property's inclusion into the Northern Colorado Water Conservancy District (the "**District**") and the municipal subdistrict (the "**Subdistrict**") pursuant to C.R.S. Section 37-45-136 (3.6). Upon inclusion into the District and Subdistrict, the 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 the Property. Petitioner waives any right which may exist to: (a) an election pursuant to Article X, Section 20, of the Colorado Constitution before the District and Subdistrict can impose mill levies and special assessments; and (b) a refund pursuant to Article X, Section 20, of the Colorado Constitution.

8. Petitioner has filed this Petition subject to, and Petitioner's consent to the City's annexation of the Property is conditioned upon satisfaction of, the following conditions, any one or more of which Petitioner may waive in its sole discretion:

(a) Concurrently with approving annexation of the Property, the City approves, in form and substance satisfactory to Petitioner, the following (the "**Approvals**"):

(i) As applicable pursuant to the Act and/or the City's land use regulations, and to the extent not previously accomplished: (A) an update to the City's three-mile plan with respect to the Property in accordance with Section 31-12-105(1)(e)(I) of the Act; and (B) prior to acting on Petitioner's zoning application, an amendment to the City's comprehensive plan to update the Long Range Expected Growth Area and Land Use Guidance Map to conform to Petitioner's requested zoning; and

(ii) Zoning for the Property that is substantially consistent with the application for zoning which Petitioner submits in connection with this Petition; and

(iii) Execution of an annexation and development agreement ("**Annexation Agreement**") which addresses, among other matters: (A) the general plan for development of the Property; and (B) the establishment of statutory vested property rights for a term greater than three years pursuant to Article 68, Title 24, C.R.S, on terms and conditions mutually acceptable to Petitioner and the City; and

(iv) Such ordinances and/or resolutions as may be required to implement provisions of the Annexation Agreement.

(b) Petitioner reserves the sole, exclusive and unilateral right to withdraw this Petition by so notifying the City Clerk in writing at any point prior to the latest to occur of:

(i) the latest final, non-appealable approval of the ordinance(s), resolution(s) or other actions granting the Approvals; or

(ii) final, non-appealable resolution of any: (A) legal proceeding or other action a third-party brings to directly or indirectly challenge annexation of the Property, any of the Approvals, or any of the City's ordinances, resolutions or other actions approving annexation of the Property or any of the Approvals; or (B) any third-party submits a petition for referendum seeking to reverse or nullify any of such ordinances.

(c) Prior to expiration of the period described in the foregoing Paragraph 8(b) without Petitioner having withdrawn this Petition, neither Petitioner nor the City shall cause or permit the occurrence of the conditions to effectiveness of the annexation as set forth in Section 31-12-113(2)(b) of the Act.

9. Except for the terms and conditions of this Petition and of the Annexation Agreement, which terms and conditions Petitioner expressly approves and therefore do not constitute an imposition of additional terms and conditions within the meaning of Sections 31-12-107(4), 110(2), 111 or 112(1) of the Act, Petitioner requests that no additional terms and conditions be imposed upon the City's annexation of the Property.

THEREFORE, Petitioner respectfully petitions and requests that Council approve annexation of the Property to the City in accordance with and pursuant to the statutes of the State of Colorado.

[*Signature pages and Exhibits follow this page*]

PROPERTY OWNER/PETITIONER

Windsor Renewal I, LLC
a Colorado limited liability company

By: _____
Name: Robert Walker
Title: Authorized Signatory

Date: 11/24, 2025

Petitioner's mailing address: 252 Clayton Street, 4th Floor Denver, CO 80206

Is Petitioner a resident of the Property? No

Legal description of land owned by Petitioner: *See* Exhibit A-2

EXHIBIT A-1
LEGAL DESCRIPTION OF PROPERTY

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 35 AND THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

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THENCE SOUTH 00°04'30" EAST, A DISTANCE OF 1,099.28 FEET TO THE NORTHEAST CORNER OF GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 13;

THENCE, ALONG THE NORTHERLY BOUNDARY OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 13, THE FOLLOWING NINE (9) COURSES;

1. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;
2. SOUTH 00°04'30" EAST, A DISTANCE OF 380.00 FEET;
3. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;
4. NORTH 00°04'30" WEST, A DISTANCE OF 380.00 FEET;
5. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;
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THENCE SOUTH 00°04'30" EAST, ALONG THE WESTERLY BOUNDARY OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 13 AND SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 12, A DISTANCE OF 1,396.85 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.723 ACRES, (31,474 SQUARE FEET), MORE OR LESS.

EXHIBIT A-2
LEGAL DESCRIPTION OF LAND OWNED BY PETITIONER

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 35 AND THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 35, WHENCE THE EAST LINE OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER BEARS NORTH 10°47'40" WEST A DISTANCE OF 1,148.16 FEET WITH ALL BEARINGS HEREIN AFTER RELATIVE THERETO;

THENCE NORTH 17°55'55" WEST, A DISTANCE OF 3,757.02 FEET TO THE **POINT OF BEGINNING**, BEING A POINT ON THE WESTERLY BOUNDARY OF GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 12;

THENCE SOUTH 89°22'52" WEST, A DISTANCE OF 10.00 FEET;

THENCE NORTH 00°04'30" WEST, A DISTANCE OF 2,496.22 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 8.00 FEET;

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CONTAINING AN AREA OF 0.723 ACRES, (31,474 SQUARE FEET), MORE OR LESS.

Affidavit of Circulator
(Great Western Industrial Park Serial Annexation No. 14 of 15)

STATE OF COLORADO)
) ss.
COUNTY OF Denver)

Christopher Morton being first duly sworn, states upon oath that he/she is the circulator of the Petition for Annexation to which this Affidavit is attached and knows of his/her own knowledge that the signature of each Property Owner/Petitioner appearing on said Petition for Annexation 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 24th day of November, 2025, by Christopher Morton.

Witness my hand and official seal.

My commission expires: 2/25/26

CONSTANCE SMITH
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20104006392
MY COMMISSION EXPIRES FEBRUARY 25, 2026

Constance Smith
Notary Public

6142813.1

ANNEXATION NO. 14

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 35 AND THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

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CONTAINING AN AREA OF 0.723 ACRES, (31,474 SQUARE FEET), MORE OR LESS.

GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION MAP NO. 14 OF 15

TO THE CITY OF GREELEY, COLORADO

LOCATED IN THE NORTHWEST QUARTER OF SECTION 35 AND THE SOUTHWEST QUARTER OF SECTION 26
TOWNSHIP 6 NORTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN
COUNTY OF WELD, STATE OF COLORADO
PROJECT NUMBER: ANX2025-0018

CERTIFICATE OF APPROVAL BY THE COMMUNITY DEVELOPMENT DIRECTOR

APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR ON THIS _____ DAY

OF _____, 20 _____.

_____
DIRECTOR OF COMMUNITY DEVELOPMENT

CERTIFICATE OF APPROVAL BY THE DEVELOPMENT REVIEW MANAGER

APPROVED BY THE DEVELOPMENT REVIEW MANAGER ON THIS _____ DAY

OF _____, 20 _____.

_____
DEVELOPMENT REVIEW MANAGER

CITY COUNCIL APPROVAL

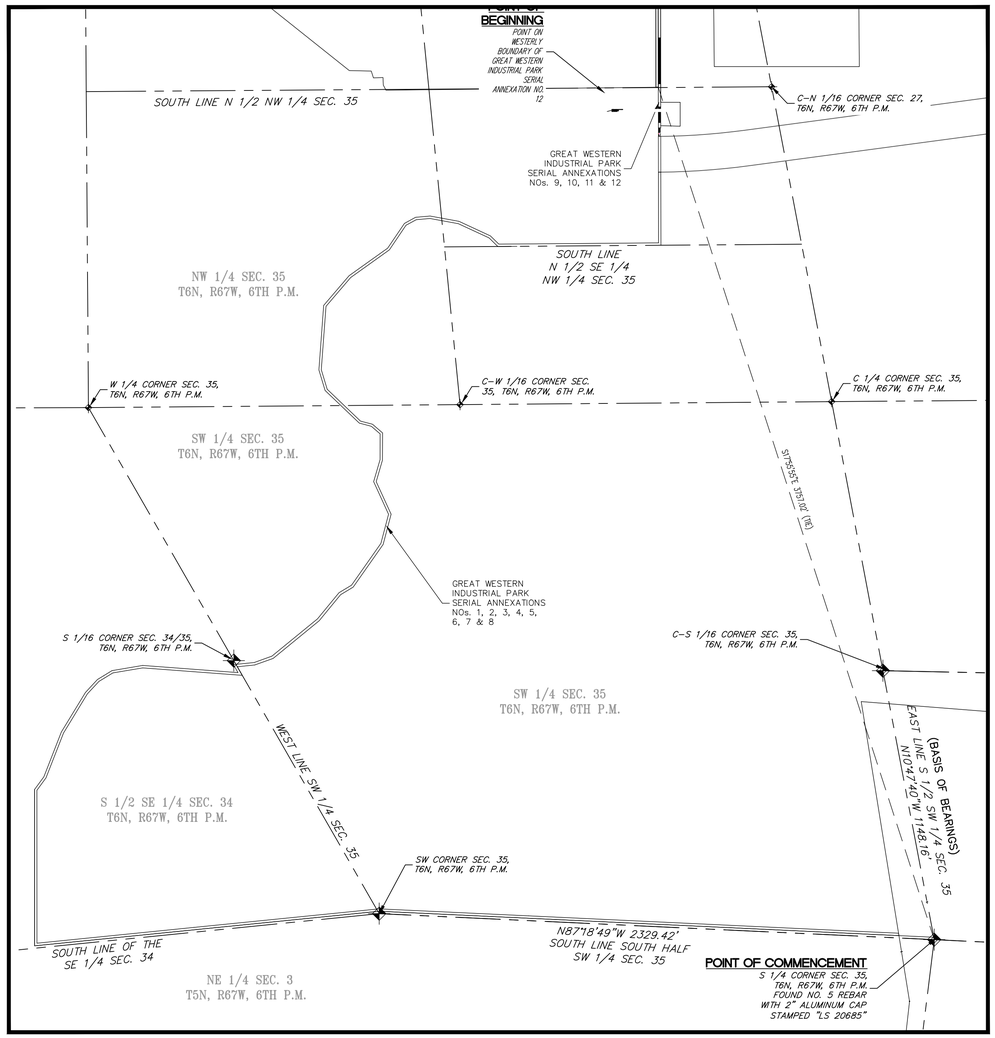
APPROVED BY THE GREELEY CITY COUNCIL ON THIS _____ DAY

OF _____, 20 _____.

PLANNING COMMISSION RECOMMENDATION

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

OF _____, 20 _____.



BASIS OF BEARINGS DETAIL
SCALE 1" = 300'

LEGAL DESCRIPTION

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CONTAINING AN AREA OF 0.723 ACRES, (31,474 SQUARE FEET), MORE OR LESS.

_____ _____
SIGNATURE OF OWNER DATE

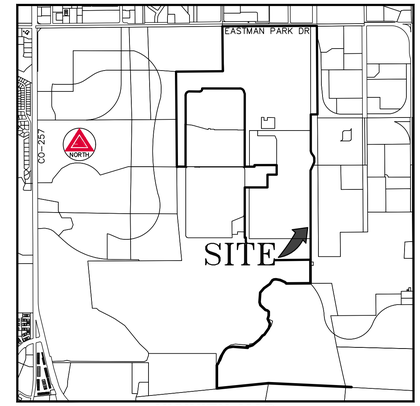
WITNESS MY HAND AND SEAL THIS _____ DAY OF _____ A.D. _____

STATE OF COLORADO)
CITY OF GREELEY)
WELD COUNTY)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____DAY OF 20_____

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC



VICINITY MAP
SCALE 1" = 2000'

STATEMENT OF INTENT

THE LANDOWNERS OF THE PROPERTY DESCRIBED IN THE GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION MAP NOS. 1-15, SUCH LANDOWNERS OWNING 100% OF SUCH PROPERTY, INTEND TO ANNEX THEIR PROPERTY INTO THE CITY OF GREELEY.

CONTIGUITY

TOTAL PERIMETER BEING ANNEXED = 12,552.35'
MINIMUM REQUIRED CONTIGUITY = 2,092.06'
TOTAL PERIMETER CONTIGUOUS TO CITY OF GREELEY = 2,926.85'
CONTIGUOUS PERIMETER PERCENTAGE = 23.32%
TOTAL ANNEXED AREA = 31,474 SQ. FT. OR 0.723 ACRES, MORE OR LESS

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE ASSUMED AND ARE BASED ON THE EAST LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35, WHICH BEARS NORTH 10°47'40" WEST, A DISTANCE OF 1148.16 FEET.

2. UNITS SHOWN HEREON ARE IN U.S. SURVEY FEET.

3. THIS ANNEXATION MAP HAS BEEN PREPARED FROM RECORD INFORMATION AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY.

SURVEYOR'S CERTIFICATE

I, JAMES E. LYNCH, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS ANNEXATION MAP WAS PREPARED UNDER MY DIRECT SUPERVISION; AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THIS MAP ACCURATELY DELINEATES THE PARCEL OF LAND TO BE ANNEXED TO THE CITY OF GREELEY, COLORADO; AND THAT AT LEAST ONE SIXTH (1/6) OF THE BOUNDARY OF SAID PARCEL IS CONTIGUOUS TO THE PRESENT BOUNDARY OF THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

JAMES E. LYNCH
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR No. 37933
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS ANNEXATION MAP WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS ANNEXATION MAP BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

SCALE	DR	DWN	DATE
1"=20'	RDS	JEL	11/18/2025

DATE	BY	REVISION DESCRIPTION
1/28/26	JEL	PER CITY COMMENTS

AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEX. 14
NW 1/4, SEC. 35, T6N, R67W, 6TH P.M.
WELD COUNTY, COLORADO

PREPARED FOR
REDLAND
1500 WEST CANAL COURT, LITTLETON, CO 80120

SHEET 1 OF 4 SHEETS

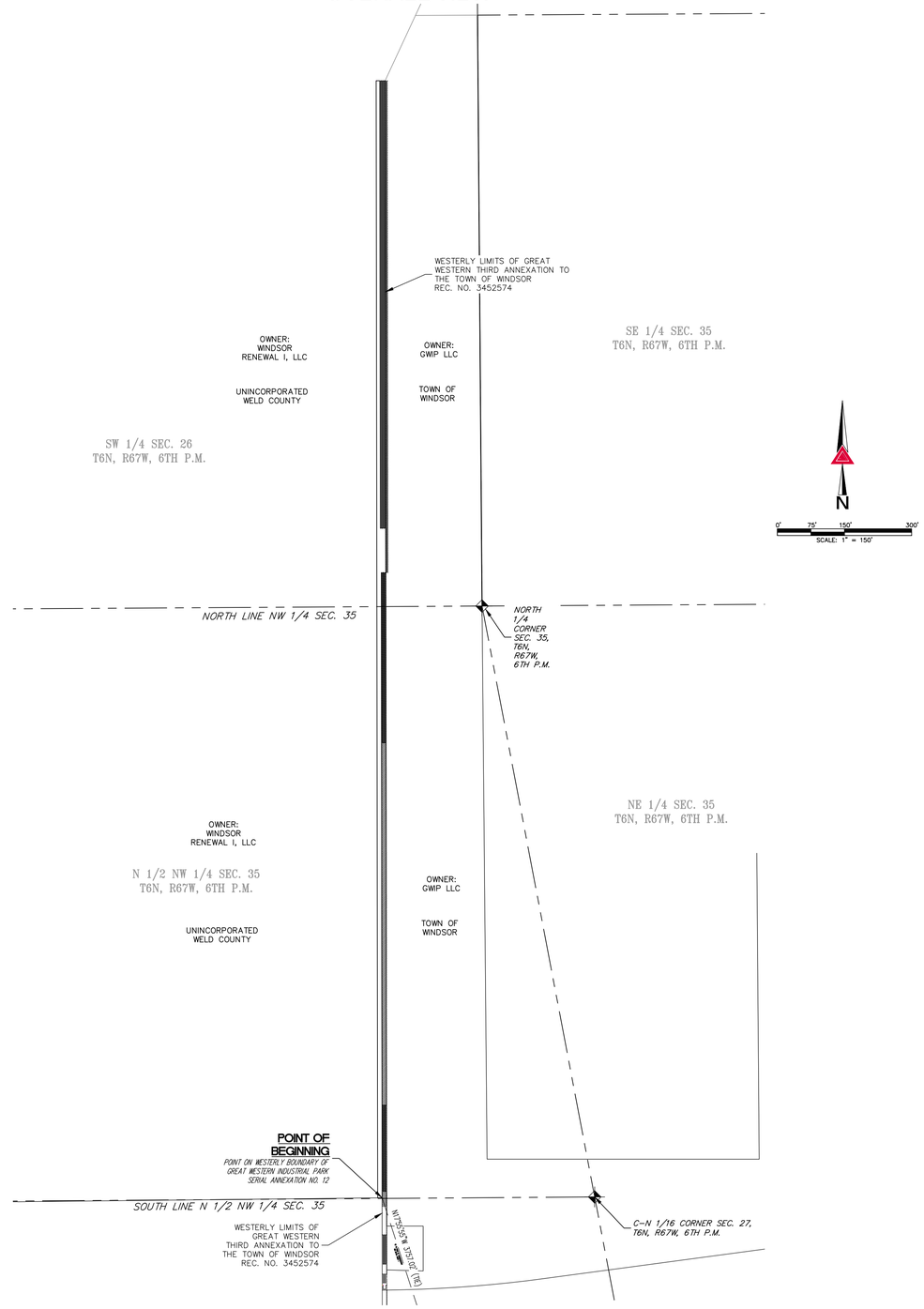
JOB NO. 54825-07

GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION MAP NO. 14 OF 15

TO THE CITY OF GREELEY, COLORADO

LOCATED IN THE NORTHWEST QUARTER OF SECTION 35 AND THE SOUTHWEST QUARTER OF SECTION 26
TOWNSHIP 6 NORTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN
COUNTY OF WELD, STATE OF COLORADO
PROJECT NUMBER: ANX2025-0018

OVERALL VIEW



SEE SHEETS 3 AND 4 FOR DETAILS

SCALE	CKD	DWN
1"=20'	RDS	JEL
	DATE	
	11/18/2025	

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NW 1/4, SEC. 35, T6N, R67W, 6TH P.M.
WELD COUNTY, COLORADO

PREPARED FOR
REDLAND
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SHEET 2 OF 4 SHEETS

JOB NO. 54825-07

GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION MAP NO. 14 OF 15

TO THE CITY OF GREELEY, COLORADO

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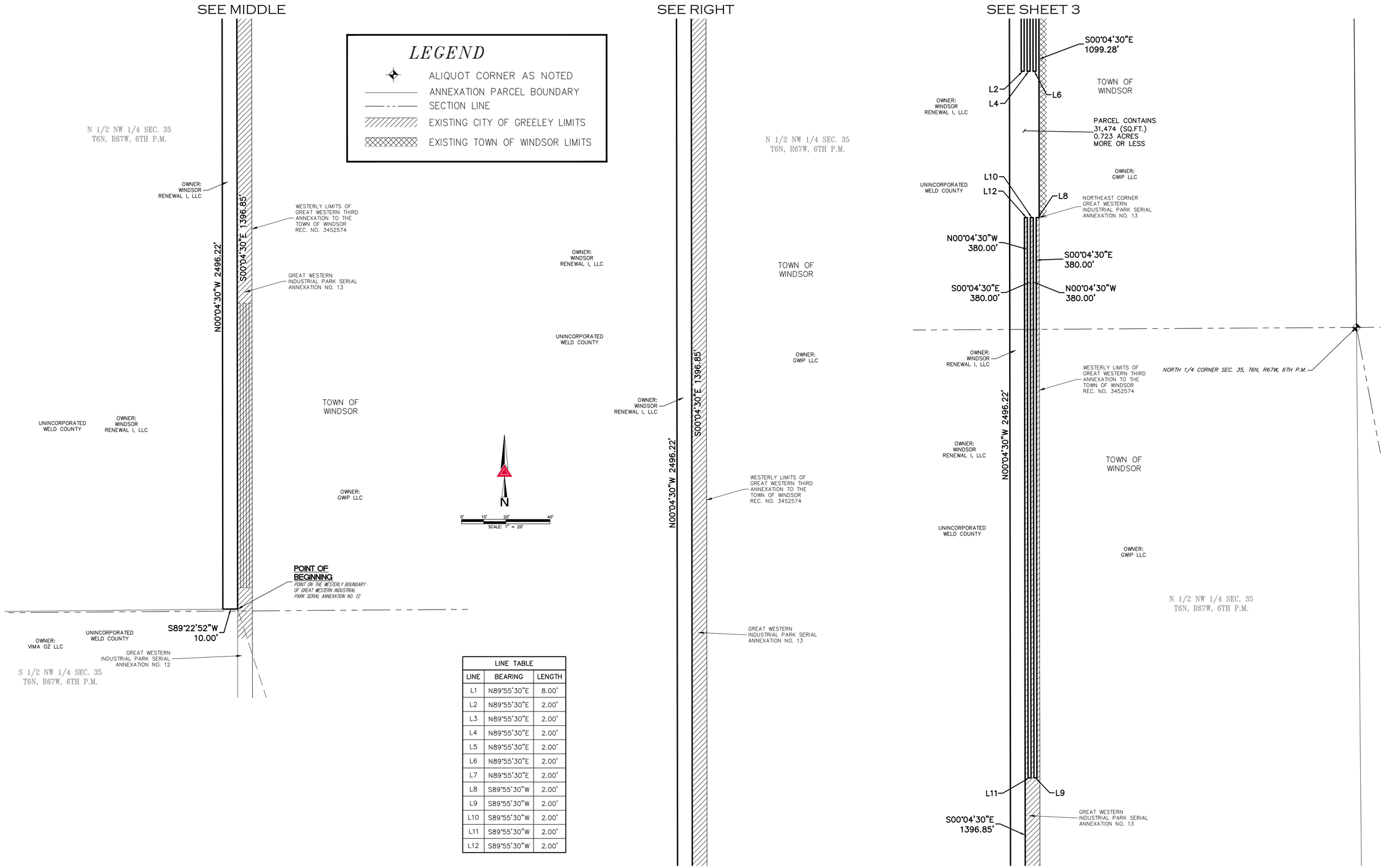

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°55'30"E	8.00'
L2	N89°55'30"E	2.00'
L3	N89°55'30"E	2.00'
L4	N89°55'30"E	2.00'
L5	N89°55'30"E	2.00'
L6	N89°55'30"E	2.00'
L7	N89°55'30"E	2.00'
L8	S89°55'30"W	2.00'
L9	S89°55'30"W	2.00'
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L11	S89°55'30"W	2.00'
L12	S89°55'30"W	2.00'

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WELD COUNTY, COLORADO

PREPARED FOR
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SHEET 3 OF 4 SHEETS

JOB NO. 54825-07

GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION MAP NO. 14 OF 15

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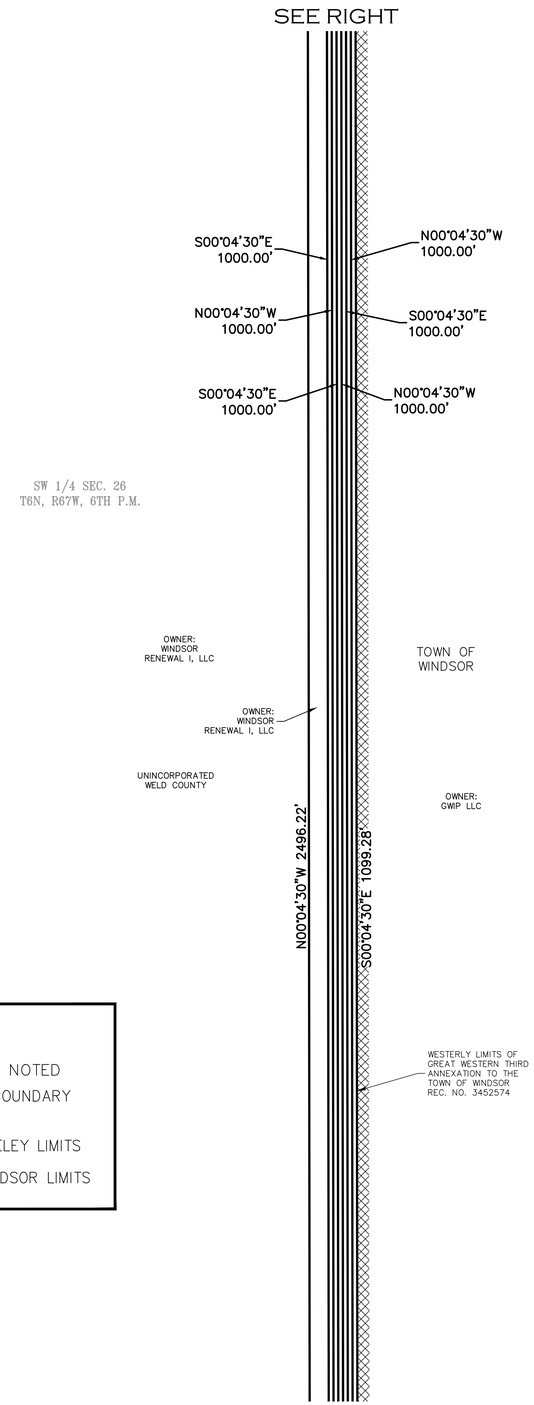

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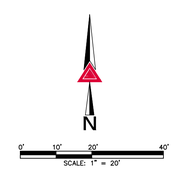
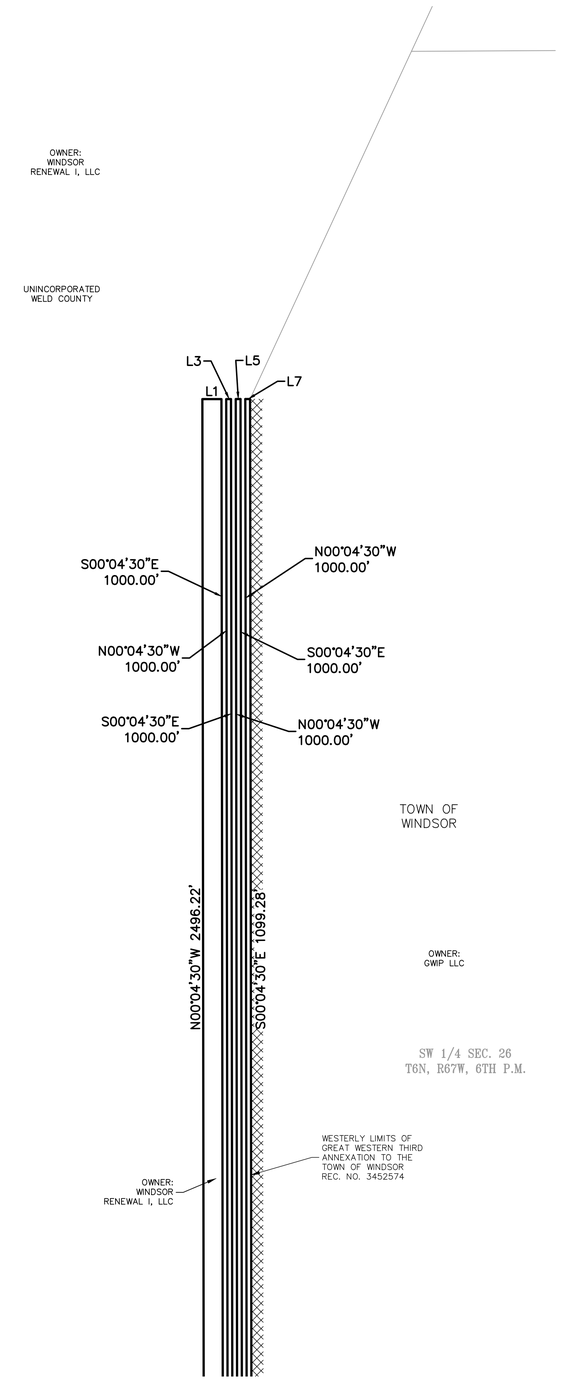
L7	N89°55'30"E	2.00'
L8	S89°55'30"W	2.00'
L9	S89°55'30"W	2.00'
L10	S89°55'30"W	2.00'
L11	S89°55'30"W	2.00'
L12	S89°55'30"W	2.00'





LEGEND

- ALIQUOT CORNER AS NOTED
- ANNEXATION PARCEL BOUNDARY
- SECTION LINE
- EXISTING CITY OF GREELEY LIMITS
- EXISTING TOWN OF WINDSOR LIMITS

SCALE 1"=20'
CKD RDS
DWN JEL
DATE 11/18/2025

DATE	BY	REVISION DESCRIPTION
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WELD COUNTY, COLORADO

PREPARED FOR
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SHEET 4 OF 4 SHEETS

JOB NO. 54825-07

Council Agenda Summary

March 17, 2026
Key Staff Contact: Michael Franke, Planner III, Donald Threewitt, Interim Director of Community Development

Title:

Resolution finding substantial compliance with State Annexation laws for the properties collectively known as ANX2025-0019, Great Western Industrial Park (GWIP) Annexation No. 15, located generally south of Eastman Park Drive, east of State Highway 257, west of Great Western Drive, and north of Weld County Road 62 1/4, into the City of Greeley, the subject site is comprised of 322.427 acres

Summary:

The property owner and applicant, Windsor Renewal LLC, have petitioned the City to annex a total of 325.85 acres of unincorporated property known as the Great Western Industrial Park (GWIP) No. 1 through No. 15 annexations. The annexations consist of five parcels: Parcel No. 080726200026, Parcel No. 080726300026, Parcel No. 080726300027, Parcel No 080735200035, and Parcel No. 080726200012.

City staff requests that the City Council adopt the resolution finding substantial compliance with State Annexation laws for the properties, and set the public hearing for May 5, 2026.

Fiscal Impact:

If approved, will this item result in a positive, negative, or no impact on the budget?
City staff anticipate minimal immediate financial impacts associated with the annexation, aside from potential considerations for emergency response.

Legal Issues:

None

Other issues and Considerations:

None

Strategic Focus Area:

Community Vitality

Decision Options:

1. Adopt the resolution as presented; or
2. Amend the resolution and adopt as amended; or
3. Deny the resolution; or
4. Continue consideration of the resolution to a date certain.

Council's Recommended Action:

Adopt the resolution.

Attachments:

1. Resolution No. 39, 2026 with Exhibit A
2. Annexation Petition No. 15 with Legal Description and Map

CITY OF GREELEY, COLORADO

RESOLUTION NO. 39, 2026

A RESOLUTION FINDING SUBSTANTIAL COMPLIANCE WITH STATE ANNEXATION LAWS FOR PROPERTY KNOWN AS "GREAT WESTERN INDUSTRIAL PARK (GWIP) ANNEXATION NO. 15," LOCATED GENERALLY SOUTH OF EASTMAN PARK DRIVE, EAST OF STATE HIGHWAY 257, WEST OF GREAT WESTERN DRIVE, AND NORTH OF WELD COUNTY ROAD 62 1/4, INTO THE CITY OF GREELEY. THE SUBJECT SITE IS COMPRISED OF 322.427 ACRES

WHEREAS, Windsor Renewal I, LLC has submitted an annexation petition to the City of Greeley for annexation of property located generally South of Eastman Park Drive, West of Great Western Drive, and North of Weld County Road 64 1/4, more particularly described in the attached Exhibit A;

WHEREAS, the City of Greeley staff has found the annexation petition to be in substantial compliance with C.R.S. §§ 31-12-107(1); and

WHEREAS, City staff desires that the City Council establish a date, time, and place to hold a hearing to determine if the proposed annexation complies with Section 30 of article II of the state constitution and C.R.S. §§ 31-12-104 and -105, or such parts thereof, to establish eligibility for annexation to the City of Greeley; and

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

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

1. The annexation petition is found to substantially comply with C.R.S. § 31-12-107(1).

2. The public hearing for consideration of the proposed annexation petition is hereby set for May 5, 2026, at the City Council Chambers, City Center - South, 1001 11th Avenue, Greeley, Colorado, during a regular City Council meeting beginning at 6:00 p.m.

3. The City Clerk is hereby authorized to publish and notify required parties pursuant to the procedures set forth in C.R.S. §31-12-108(2).

4. This resolution shall become effective immediately upon its passage.

PASSED, AND ADOPTED, SIGNED AND APPROVED this ____ day of _____, 2026.

ATTEST: **THE CITY OF GREELEY, COLORADO**

By: _____ **By:** _____
City Clerk **Mayor**

Exhibit A – Legal Description

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 35, THE WEST HALF OF SECTION 26, AND THE EAST HALF OF SECTION 27, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 35, WHENCE THE EAST LINE OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER BEARS NORTH 10°47’40” WEST A DISTANCE OF 1,148.16 FEET WITH ALL BEARINGS HEREIN AFTER RELATIVE THERETO;

THENCE NORTH 18°04’37” WEST, A DISTANCE OF 3,760.10 FEET TO THE **POINT OF BEGINNING**, BEING A POINT ON THE WESTERLY BOUNDARY OF GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 14;

THENCE SOUTH 89°22'52" WEST, A DISTANCE OF 1,131.76 FEET;

THENCE NORTH 27°28'47" WEST, A DISTANCE OF 24.00 FEET;

THENCE NORTH 02°30'58" WEST, A DISTANCE OF 32.00 FEET;

THENCE SOUTH 87°29'02" WEST, A DISTANCE OF 40.00 FEET;

THENCE NORTH 17°47'29" WEST, A DISTANCE OF 30.00 FEET;

THENCE NORTH 88°43'06" WEST, A DISTANCE OF 92.00 FEET;

THENCE NORTH 51°25'47" WEST, A DISTANCE OF 589.95 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 115.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 50°51'48", AN ARC LENGTH OF 102.09 FEET;

THENCE NORTH 00°33'59" WEST, A DISTANCE OF 91.26 FEET;

THENCE NORTH 89°54'10" WEST, A DISTANCE OF 29.95 FEET;

THENCE NORTH 00°05'50" EAST, A DISTANCE OF 143.50 FEET;

THENCE NORTH 00°00'33" WEST, A DISTANCE OF 556.24 FEET;

THENCE NORTH 00°00'12" WEST, A DISTANCE OF 705.08 FEET;

THENCE NORTH 89°59'48" EAST, A DISTANCE OF 635.61 FEET;

THENCE NORTH 00°02'03" WEST, A DISTANCE OF 356.00 FEET;

THENCE NORTH 89°58'24" EAST, A DISTANCE OF 256.00 FEET;

THENCE NORTH 00°04'40" EAST, A DISTANCE OF 268.50 FEET;

THENCE SOUTH 89°55'01" WEST, A DISTANCE OF 619.50 FEET;

THENCE SOUTH 00°10'24" EAST, A DISTANCE OF 44.09 FEET;

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THENCE NORTH 00°00'54" EAST, A DISTANCE OF 2,036.31 FEET;

THENCE NORTH 19°59'40" WEST, A DISTANCE OF 77.96 FEET;

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THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 69°56'07", AN ARC LENGTH OF 140.36 FEET;

THENCE NORTH 89°55'01" WEST, A DISTANCE OF 1,055.40 FEET;

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THENCE SOUTH 00°04'50" EAST, A DISTANCE OF 810.27 FEET;

THENCE SOUTH 89°35'09" WEST, A DISTANCE OF 3.21 FEET;

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THENCE SOUTH 36°06'36" EAST, A DISTANCE OF 81.95 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 116.50 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°45'38", AN ARC LENGTH OF 72.71 FEET;

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THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°14'46", AN ARC LENGTH OF 57.50 FEET;

THENCE SOUTH 24°53'16" WEST, A DISTANCE OF 220.29 FEET TO THE NORTHEAST CORNER OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 14;

THENCE, ALONG THE BOUNDARY OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 14, THE FOLLOWING FOURTEEN COURSES;

1. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;
2. SOUTH 00°04'30" EAST, A DISTANCE OF 1,000.00 FEET;
3. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;
4. NORTH 00°04'30" WEST, A DISTANCE OF 1,000.00 FEET;
5. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;
6. SOUTH 00°04'30" EAST, A DISTANCE OF 1,000.00 FEET;
7. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;
8. NORTH 00°04'30" WEST, A DISTANCE OF 1,000.00 FEET;
9. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;
10. SOUTH 00°04'30" EAST, A DISTANCE OF 1,000.00 FEET;
11. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;
12. NORTH 00°04'30" WEST, A DISTANCE OF 1,000.00 FEET;
13. SOUTH 89°55'30" WEST, A DISTANCE OF 8.00 FEET;
14. SOUTH 00°04'30" EAST, A DISTANCE OF 2,496.22 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 324.895 ACRES, (14,152,434 SQUARE FEET), MORE OR LESS.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

A PARCEL OF LAND BEING A PORTION OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, ALSO BEING ALL THAT CERTAIN LOT AS SHOWN ON SUBDIVISION EXEMPTION NO. SE-1099 AS RECORDED IN THE RECORDS OF WELD COUNTY CLERK AND RECORDER AT RECEPTION NO. 3455394.

CONTAINING AN AREA OF 2.468 ACRES, (107,498 SQUARE FEET), MORE OR LESS.

HAVING A NET AREA OF 322.427 ACRES, (14,044,936 SQUARE FEET), MORE OR LESS.

PETITION FOR ANNEXATION
(GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 15 OF 15)

To: The Mayor and City Council of the City of Greeley, Colorado:

The undersigned (collectively, "**Petitioner**"), in accordance with the Municipal Annexation Act of 1965, Article 12, Title 31, Part 1, Colorado Revised Statutes, as amended (the "**Act**"), hereby petitions (this "**Petition**") the City Council of the City of Greeley, Colorado (the "**Council**") for annexation to the City of Greeley (the "**City**") of the land located in the County of Weld, State of Colorado, as more particularly described in Exhibit A-1, attached hereto and incorporated herein by this reference (the "**Property**").

In support of this Petition, Petitioner alleges as follows:

1. It is desirable and necessary that the Property be annexed to the City.

2. The condition set forth in Section 30(1)(b) of Article II of the Colorado Constitution has been met, the provisions of Section 30 of Article II of the Colorado Constitution have been complied with, and the requirements of Sections 31-12-104 and 31-12-105 of the Act exist or have been met in that:

(a) Pursuant to Section 31-12-104(1)(a) of the Act, not less than one-sixth of the perimeter of the Property is contiguous with the City's boundary as established by the prior annexation in this serial annexation.

(b) Contiguity is not established by use of any boundary:

(i) of an area previously annexed to the City that, at the time of its annexation, was not contiguous at any point with the City's boundary, was not otherwise in compliance with Section 31-12-104(1)(a) of the Act, and was located more than three miles from the City's nearest boundary ("**Non-Contiguous Area**"); or

(ii) of territory subsequently annexed directly to, or indirectly connected through subsequent annexations to, a Non-Contiguous Area.

(c) A community of interest exists between the Property and the City.

(d) The Property is urban or will be urbanized in the near future.

(e) The Property is integrated or is capable of being integrated with the City.

(f) In establishing the boundaries of the Property, 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:

(i) has been divided into separate parts or parcels without the written consent of the landowners thereof unless such tracts or parcels are separated by a dedicated street, road or other public way; or

(ii) comprising twenty acres or more (which, together with the buildings and improvements situated thereon has a valuation for assessment in excess of two hundred thousand dollars for ad valorem tax purposes for the year next preceding the annexation) is included without the written consent of the landowners.

(g) The Property is not presently a part of any incorporated city, city and county, or town; no proceedings have been commenced for incorporation or annexation of part or all of the Property to another municipality; nor has any election for annexation of the Property or substantially the same territory to the City been held within the twelve months immediately preceding the filing of this Petition.

(h) Annexation of the Property will not result in the detachment of area from any school district and the attachment of the same to another school district.

(i) Except to the extent necessary to avoid dividing parcels within the Property held in identical ownership, at least fifty percent of which are within the three mile limit, annexation of the Property will not have the effect of extending a municipal boundary more than three miles in any direction from any point of the City boundary in any one year.

(j) In establishing the boundaries of the Property, if a portion of a platted street or alley is annexed, the entire width of said street or alley is included, and annexation of the Property will not result in the denial of reasonable access to any landowner, owner of an easement, or owner of a franchise adjoining a platted street or alley which has been annexed by the City but is not bounded on both sides by the City.

3. Petitioner comprises more than fifty percent of the landowners of the Property and owns more than fifty percent of the Property, excluding public streets and alleys and any land owned by the City.

4. The mailing address of Petitioner and the date of signing of Petitioner's signature are shown on this Petition.

5. The legal description of the land owned by each Petitioner is set forth in Exhibit A-2 and Exhibit A-3 attached to this Petition.

6. Accompanying this Petition are the original and four copies of an annexation boundary map in the form required by Section 31-12-107(1)(d) of the Act and containing the following information:

(a) A written legal description of the boundaries of the Property.

(b) A map showing the boundary of the Property.

(c) Within the annexation boundary map, 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.

(d) Next to the boundary of the Property, a drawing of the contiguous boundary of the City and the contiguous boundary of any other municipality abutting the Property.

(e) A Surveyor's certificate prepared by a registered land surveyor that attests to the preparation of the map and certifies that the Property has at least one-sixth (1/6) contiguity to the City.

7. To the extent the Property or any portion thereof has not previously been so included, as an express condition of annexation of the Property to the City, Petitioner consents to the Property's inclusion into the Northern Colorado Water Conservancy District (the "**District**") and the municipal subdistrict (the "**Subdistrict**") pursuant to C.R.S. Section 37-45-136 (3.6). Upon inclusion into the District and Subdistrict, the 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 the Property. Petitioner waives any right which may exist to: (a) an election pursuant to Article X, Section 20, of the Colorado Constitution before the District and Subdistrict can impose mill levies and special assessments; and (b) a refund pursuant to Article X, Section 20, of the Colorado Constitution.

8. Petitioner has filed this Petition subject to, and Petitioner's consent to the City's annexation of the Property is conditioned upon satisfaction of, the following conditions, any one or more of which Petitioner may waive in its sole discretion:

(a) Concurrently with approving annexation of the Property, the City approves, in form and substance satisfactory to Petitioner, the following (the "**Approvals**"):

(i) As applicable pursuant to the Act and/or the City's land use regulations, and to the extent not previously accomplished: (A) an update to the City's three-mile plan with respect to the Property in accordance with Section 31-12-105(1)(e)(I) of the Act; and (B) prior to acting on Petitioner's zoning application, an amendment to the City's comprehensive plan to update the Long Range Expected Growth Area and Land Use Guidance Map to conform to Petitioner's requested zoning; and

(ii) Zoning for the Property that is substantially consistent with the application for zoning which Petitioner submits in connection with this Petition; and

(iii) Execution of an annexation and development agreement ("**Annexation Agreement**") which addresses, among other matters: (A) the general plan for development of the Property; and (B) the establishment of statutory vested property rights for a term greater than three years pursuant to Article 68, Title 24, C.R.S, on terms and conditions mutually acceptable to Petitioner and the City; and

(iv) Such ordinances and/or resolutions as may be required to implement provisions of the Annexation Agreement.

(b) Petitioner reserves the sole, exclusive and unilateral right to withdraw this Petition by so notifying the City Clerk in writing at any point prior to the latest to occur of:

(i) the latest final, non-appealable approval of the ordinance(s), resolution(s) or other actions granting the Approvals; or

(ii) final, non-appealable resolution of any: (A) legal proceeding or other action a third-party brings to directly or indirectly challenge annexation of the Property, any of the Approvals, or any of the City's ordinances, resolutions or other actions approving annexation of the Property or any of the Approvals; or (B) any third-party submits a petition for referendum seeking to reverse or nullify any of such ordinances.

(c) Prior to expiration of the period described in the foregoing Paragraph 8(b) without Petitioner having withdrawn this Petition, neither Petitioner nor the City shall cause or permit the occurrence of the conditions to effectiveness of the annexation as set forth in Section 31-12-113(2)(b) of the Act.

9. Except for the terms and conditions of this Petition and of the Annexation Agreement, which terms and conditions Petitioner expressly approves and therefore do not constitute an imposition of additional terms and conditions within the meaning of Sections 31-12-107(4), 110(2), 111 or 112(1) of the Act, Petitioner requests that no additional terms and conditions be imposed upon the City's annexation of the Property.

THEREFORE, Petitioner respectfully petitions and requests that Council approve annexation of the Property to the City in accordance with and pursuant to the statutes of the State of Colorado.

[*Signature pages and Exhibits follow this page*]

PROPERTY OWNER/PETITIONER

Windsor Renewal I, LLC
a Colorado limited liability company

By: _____
Name: Robert Walker
Title: Authorized Signatory

Date: 11/24, 2025

Petitioner's mailing address: 252 Clayton Street, 4th Floor Denver, CO 80206

Is Petitioner a resident of the Property? No

Legal description of land owned by Petitioner: *See* Exhibit A-2

PROPERTY OWNER/PETITIONER

GWIP, LLC
a Colorado limited liability company

By: _____
Name: Robert Walker
Title: Authorized Signatory

Date: 11/24, 2025

Petitioner's mailing address: 252 Clayton Street, 4th Floor Denver, CO 80206

Is Petitioner a resident of the Property? No

Legal description of land owned by Petitioner: *See* Exhibit A-3

EXHIBIT A-1
LEGAL DESCRIPTION OF PROPERTY

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 35, THE WEST HALF OF SECTION 26, AND THE EAST HALF OF SECTION 27, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

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8. NORTH 00°04'30" WEST, A DISTANCE OF 1,000.00 FEET;

9. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;

10. SOUTH 00°04'30" EAST, A DISTANCE OF 1,000.00 FEET;

11. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;

12. NORTH 00°04'30" WEST, A DISTANCE OF 1,000.00 FEET;

13. SOUTH 89°55'30" WEST, A DISTANCE OF 8.00 FEET;

14. SOUTH 00°04'30" EAST, A DISTANCE OF 2,496.22 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 324.895 ACRES, (14,152,434 SQUARE FEET), MORE OR LESS.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

A PARCEL OF LAND BEING A PORTION OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, ALSO BEING ALL THAT CERTAIN LOT AS SHOWN ON SUBDIVISION EXEMPTION NO. SE-1099 AS RECORDED IN THE RECORDS OF WELD COUNTY CLERK AND RECORDER AT RECEPTION NO. 3455394.

CONTAINING AN AREA OF 2.468 ACRES, (107,498 SQUARE FEET), MORE OR LESS.

HAVING A NET AREA OF 322.427 ACRES, (14,044,936 SQUARE FEET), MORE OR LESS.

EXHIBIT A-2
LEGAL DESCRIPTION OF LAND OWNED BY PETITIONER

Land Owned by Windsor Renewal I, LLC, a Colorado limited liability company:

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 35, THE WEST HALF OF SECTION 26, AND THE EAST HALF OF SECTION 27, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 35, WHENCE THE EAST LINE OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER BEARS NORTH 10°47'40" WEST A DISTANCE OF 1,148.16 FEET WITH ALL BEARINGS HEREIN AFTER RELATIVE THERETO;

THENCE NORTH 18°04'37" WEST, A DISTANCE OF 3,760.10 FEET TO THE **POINT OF BEGINNING**, BEING A POINT ON THE WESTERLY BOUNDARY OF GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 14;

THENCE SOUTH 89°22'52" WEST, A DISTANCE OF 1,131.76 FEET;

THENCE NORTH 27°28'47" WEST, A DISTANCE OF 24.00 FEET;

THENCE NORTH 02°30'58" WEST, A DISTANCE OF 32.00 FEET;

THENCE SOUTH 87°29'02" WEST, A DISTANCE OF 40.00 FEET;

THENCE NORTH 17°47'29" WEST, A DISTANCE OF 30.00 FEET;

THENCE NORTH 88°43'06" WEST, A DISTANCE OF 92.00 FEET;

THENCE NORTH 51°25'47" WEST, A DISTANCE OF 589.95 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 115.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 50°51'48", AN ARC LENGTH OF 102.09 FEET;

THENCE NORTH 00°33'59" WEST, A DISTANCE OF 91.26 FEET;

THENCE NORTH 89°54'10" WEST, A DISTANCE OF 29.95 FEET;

THENCE NORTH 00°05'50" EAST, A DISTANCE OF 143.50 FEET;

THENCE NORTH 00°00'33" WEST, A DISTANCE OF 556.24 FEET;

THENCE NORTH 00°00'12" WEST, A DISTANCE OF 705.08 FEET;

THENCE NORTH 89°59'48" EAST, A DISTANCE OF 635.61 FEET;

THENCE NORTH 00°02'03" WEST, A DISTANCE OF 356.00 FEET;

THENCE NORTH 89°58'24" EAST, A DISTANCE OF 256.00 FEET;

THENCE NORTH 00°04'40" EAST, A DISTANCE OF 268.50 FEET;

THENCE SOUTH 89°55'01" WEST, A DISTANCE OF 619.50 FEET;

THENCE SOUTH 00°10'24" EAST, A DISTANCE OF 44.09 FEET;

THENCE NORTH 89°59'34" WEST, A DISTANCE OF 273.33 FEET;

THENCE NORTH 00°00'54" EAST, A DISTANCE OF 2,036.31 FEET;

THENCE NORTH 19°59'40" WEST, A DISTANCE OF 77.96 FEET;

TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 114.99 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 70°00'54" WEST;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 69°56'07", AN ARC LENGTH OF 140.36 FEET;

THENCE NORTH 89°55'01" WEST, A DISTANCE OF 1,055.40 FEET;

THENCE SOUTH 00°34'51" WEST, A DISTANCE OF 15.59 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 72.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°59'02", AN ARC LENGTH OF 113.08 FEET;

THENCE NORTH 89°26'07" WEST, A DISTANCE OF 278.38 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 110.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°38'43", AN ARC LENGTH OF 174.03 FEET;

THENCE SOUTH 00°04'50" EAST, A DISTANCE OF 810.27 FEET;

THENCE SOUTH 89°35'09" WEST, A DISTANCE OF 3.21 FEET;

THENCE SOUTH 00°00'05" EAST, A DISTANCE OF 1,181.52 FEET;

THENCE NORTH 89°59'34" WEST, A DISTANCE OF 193.22 FEET;

THENCE SOUTH 79°01'28" WEST, A DISTANCE OF 50.70 FEET;

THENCE NORTH 00°27'05" WEST, A DISTANCE OF 2,664.89 FEET;

THENCE NORTH 89°27'41" EAST, A DISTANCE OF 1,305.16 FEET;

THENCE NORTH 00°31'48" WEST, A DISTANCE OF 1,256.25 FEET;

THENCE NORTH 89°44'29" EAST, A DISTANCE OF 2,639.85 FEET;

THENCE SOUTH 00°25'27" EAST, A DISTANCE OF 2,475.57 FEET;

THENCE SOUTH 89°38'04" WEST, A DISTANCE OF 188.86 FEET;

THENCE SOUTH 00°00'16" EAST, A DISTANCE OF 1,011.32 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 139.50 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36°06'20", AN ARC LENGTH OF 87.91 FEET;

THENCE SOUTH 36°06'36" EAST, A DISTANCE OF 81.95 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 116.50 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°45'38", AN ARC LENGTH OF 72.71 FEET;

THENCE SOUTH 00°20'58" EAST, A DISTANCE OF 82.42 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 130.50 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°14'46", AN ARC LENGTH OF 57.50 FEET;

THENCE SOUTH 24°53'16" WEST, A DISTANCE OF 220.29 FEET TO THE NORTHEAST CORNER OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 14;

THENCE, ALONG THE BOUNDARY OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 14, THE FOLLOWING FOURTEEN COURSES;

1. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;

2. SOUTH 00°04'30" EAST, A DISTANCE OF 1,000.00 FEET;

3. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;

4. NORTH 00°04'30" WEST, A DISTANCE OF 1,000.00 FEET;

5. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;

6. SOUTH 00°04'30" EAST, A DISTANCE OF 1,000.00 FEET;

7. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;

8. NORTH 00°04'30" WEST, A DISTANCE OF 1,000.00 FEET;

9. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;

10. SOUTH 00°04'30" EAST, A DISTANCE OF 1,000.00 FEET;

11. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;

12. NORTH 00°04'30" WEST, A DISTANCE OF 1,000.00 FEET;

13. SOUTH 89°55'30" WEST, A DISTANCE OF 8.00 FEET;

14. SOUTH 00°04'30" EAST, A DISTANCE OF 2,496.22 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 324.895 ACRES, (14,152,434 SQUARE FEET), MORE OR LESS.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

A PARCEL OF LAND BEING A PORTION OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, ALSO BEING ALL THAT CERTAIN LOT AS SHOWN ON SUBDIVISION EXEMPTION NO. SE-1099 AS RECORDED IN THE RECORDS OF WELD COUNTY CLERK AND RECORDER AT RECEPTION NO. 3455394.

CONTAINING AN AREA OF 2.468 ACRES, (107,498 SQUARE FEET), MORE OR LESS.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

A PARCEL OF LAND BEING A PORTION OF PARCEL 2, OF THE SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 3263059 IN THE RECORDS OF THE WELD COUNTY, COLORADO CLERK AND RECORDER'S OFFICE, SITUATED IN THE NORTHWEST QUARTER OF SECTION 26 TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 26;

THENCE ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26, NORTH 00°25'27" WEST, A DISTANCE OF 99.97 FEET TO THE NORTHEAST CORNER OF TRACT C AS SHOWN ON GREAT WESTERN INDUSTRIAL PARK FOURTH FILING, RECORDED AT RECEPTION NO. 3592743 IN SAID RECORDS AND THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID EAST LINE AND ALONG THE NORTHERLY BOUNDARY OF SAID TRACT C, SOUTH 89°38'04" WEST, A DISTANCE OF 188.86 FEET TO THE WESTERLY BOUNDARY OF SAID PARCEL 2;

THENCE ALONG SAID WESTERLY BOUNDARY, THE FOLLOWING TWO (2) COURSES:

1. NORTH 00°00'16" WEST, A DISTANCE OF 2,449.16 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 69.50 FEET;

2. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°40'52", AN ARC LENGTH OF 27.51 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF EASTMAN PARK DRIVE RECORDED AT RECEPTION NOS. 2440899 AND 2440900 IN SAID RECORDS;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, NORTH 89°44'29" EAST, A DISTANCE OF 165.36 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26;

THENCE ALONG SAID EAST LINE, SOUTH 00°25'27" EAST, A DISTANCE OF 2,475.57 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 10.218 ACRES, (445,089 SQUARE FEET), MORE OR LESS.

EXHIBIT A-3
LEGAL DESCRIPTION OF LAND OWNED BY PETITIONER

Land Owned by GWIP, LLC, a Colorado limited liability company:

A PARCEL OF LAND BEING A PORTION OF PARCEL 2, OF THE SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 3263059 IN THE RECORDS OF THE WELD COUNTY, COLORADO CLERK AND RECORDER'S OFFICE, SITUATED IN THE NORTHWEST QUARTER OF SECTION 26 TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 26;

THENCE ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26, NORTH 00°25'27" WEST, A DISTANCE OF 99.97 FEET TO THE NORTHEAST CORNER OF TRACT C AS SHOWN ON GREAT WESTERN INDUSTRIAL PARK FOURTH FILING, RECORDED AT RECEPTION NO. 3592743 IN SAID RECORDS AND THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID EAST LINE AND ALONG THE NORTHERLY BOUNDARY OF SAID TRACT C, SOUTH 89°38'04" WEST, A DISTANCE OF 188.86 FEET TO THE WESTERLY BOUNDARY OF SAID PARCEL 2;

THENCE ALONG SAID WESTERLY BOUNDARY, THE FOLLOWING TWO (2) COURSES:

3. NORTH 00°00'16" WEST, A DISTANCE OF 2,449.16 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 69.50 FEET;

4. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°40'52", AN ARC LENGTH OF 27.51 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF EASTMAN PARK DRIVE RECORDED AT RECEPTION NOS. 2440899 AND 2440900 IN SAID RECORDS;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, NORTH 89°44'29" EAST, A DISTANCE OF 165.36 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26;

THENCE ALONG SAID EAST LINE, SOUTH 00°25'27" EAST, A DISTANCE OF 2,475.57 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 10.218 ACRES, (445,089 SQUARE FEET), MORE OR LESS.

Affidavit of Circulator
(Great Western Industrial Park Serial Annexation No. 15 of 15)

STATE OF COLORADO)
) ss.
COUNTY OF Denver)

CHRISTOPHER MORTON being first duly sworn, states upon oath that he/she is the circulator of the Petition for Annexation to which this Affidavit is attached and knows of his/her own knowledge that the signature of each Property Owner/Petitioner appearing on said Petition for Annexation 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 24th day of November, 2025, by Christopher Morton.

Witness my hand and official seal.

My commission expires: 2/25/26

CONSTANCE SMITH
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20104006392
MY COMMISSION EXPIRES FEBRUARY 25, 2026

Constance Smith
Notary Public

6142814.1

ANNEXATION NO. 15

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 35, THE WEST HALF OF SECTION 26, AND THE EAST HALF OF SECTION 27, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 35, WHENCE THE EAST LINE OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER BEARS NORTH 10°47’40” WEST A DISTANCE OF 1,148.16 FEET WITH ALL BEARINGS HEREIN AFTER RELATIVE THERETO;

THENCE NORTH 18°04’37” WEST, A DISTANCE OF 3,760.10 FEET TO THE **POINT OF BEGINNING**, BEING A POINT ON THE WESTERLY BOUNDARY OF GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 14;

THENCE SOUTH 89°22'52" WEST, A DISTANCE OF 1,131.76 FEET;

THENCE NORTH 27°28'47" WEST, A DISTANCE OF 24.00 FEET;

THENCE NORTH 02°30'58" WEST, A DISTANCE OF 32.00 FEET;

THENCE SOUTH 87°29'02" WEST, A DISTANCE OF 40.00 FEET;

THENCE NORTH 17°47'29" WEST, A DISTANCE OF 30.00 FEET;

THENCE NORTH 88°43'06" WEST, A DISTANCE OF 92.00 FEET;

THENCE NORTH 51°25'47" WEST, A DISTANCE OF 589.95 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 115.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 50°51'48", AN ARC LENGTH OF 102.09 FEET;

THENCE NORTH 00°33'59" WEST, A DISTANCE OF 91.26 FEET;

THENCE NORTH 89°54'10" WEST, A DISTANCE OF 29.95 FEET;

THENCE NORTH 00°05'50" EAST, A DISTANCE OF 143.50 FEET;

THENCE NORTH 00°00'33" WEST, A DISTANCE OF 556.24 FEET;

THENCE NORTH 00°00'12" WEST, A DISTANCE OF 705.08 FEET;

THENCE NORTH 89°59'48" EAST, A DISTANCE OF 635.61 FEET;

THENCE NORTH 00°02'03" WEST, A DISTANCE OF 356.00 FEET;

THENCE NORTH 89°58'24" EAST, A DISTANCE OF 256.00 FEET;

THENCE NORTH 00°04'40" EAST, A DISTANCE OF 268.50 FEET;

THENCE SOUTH 89°55'01" WEST, A DISTANCE OF 619.50 FEET;

THENCE SOUTH 00°10'24" EAST, A DISTANCE OF 44.09 FEET;

THENCE NORTH 89°59'34" WEST, A DISTANCE OF 273.33 FEET;

THENCE NORTH 00°00'54" EAST, A DISTANCE OF 2,036.31 FEET;

THENCE NORTH 19°59'40" WEST, A DISTANCE OF 77.96 FEET;

TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 114.99 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 70°00'54" WEST;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 69°56'07", AN ARC LENGTH OF 140.36 FEET;

THENCE NORTH 89°55'01" WEST, A DISTANCE OF 1,055.40 FEET;

THENCE SOUTH 00°34'51" WEST, A DISTANCE OF 15.59 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 72.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°59'02", AN ARC LENGTH OF 113.08 FEET;

THENCE NORTH 89°26'07" WEST, A DISTANCE OF 278.38 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 110.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°38'43", AN ARC LENGTH OF 174.03 FEET;

THENCE SOUTH 00°04'50" EAST, A DISTANCE OF 810.27 FEET;

THENCE SOUTH 89°35'09" WEST, A DISTANCE OF 3.21 FEET;

THENCE SOUTH 00°00'05" EAST, A DISTANCE OF 1,181.52 FEET;

THENCE NORTH 89°59'34" WEST, A DISTANCE OF 193.22 FEET;

THENCE SOUTH 79°01'28" WEST, A DISTANCE OF 50.70 FEET;

THENCE NORTH 00°27'05" WEST, A DISTANCE OF 2,664.89 FEET;

THENCE NORTH 89°27'41" EAST, A DISTANCE OF 1,305.16 FEET;

THENCE NORTH 00°31'48" WEST, A DISTANCE OF 1,256.25 FEET;

THENCE NORTH 89°44'29" EAST, A DISTANCE OF 2,639.85 FEET;

THENCE SOUTH 00°25'27" EAST, A DISTANCE OF 2,475.57 FEET;

THENCE SOUTH 89°38'04" WEST, A DISTANCE OF 188.86 FEET;

THENCE SOUTH 00°00'16" EAST, A DISTANCE OF 1,011.32 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 139.50 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36°06'20", AN ARC LENGTH OF 87.91 FEET;

THENCE SOUTH 36°06'36" EAST, A DISTANCE OF 81.95 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 116.50 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°45'38", AN ARC LENGTH OF 72.71 FEET;

THENCE SOUTH 00°20'58" EAST, A DISTANCE OF 82.42 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 130.50 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°14'46", AN ARC LENGTH OF 57.50 FEET;

THENCE SOUTH 24°53'16" WEST, A DISTANCE OF 220.29 FEET TO THE NORTHEAST CORNER OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 14;

THENCE, ALONG THE BOUNDARY OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 14, THE FOLLOWING FOURTEEN COURSES;

1. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;
2. SOUTH 00°04'30" EAST, A DISTANCE OF 1,000.00 FEET;
3. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;
4. NORTH 00°04'30" WEST, A DISTANCE OF 1,000.00 FEET;
5. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;
6. SOUTH 00°04'30" EAST, A DISTANCE OF 1,000.00 FEET;
7. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;
8. NORTH 00°04'30" WEST, A DISTANCE OF 1,000.00 FEET;
9. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;
10. SOUTH 00°04'30" EAST, A DISTANCE OF 1,000.00 FEET;
11. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;
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CONTAINING AN AREA OF 324.895 ACRES, (14,152,434 SQUARE FEET), MORE OR LESS.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

A PARCEL OF LAND BEING A PORTION OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, ALSO BEING ALL THAT CERTAIN LOT AS SHOWN ON SUBDIVISION EXEMPTION NO. SE-1099 AS RECORDED IN THE RECORDS OF WELD COUNTY CLERK AND RECORDER AT RECEPTION NO. 3455394.

CONTAINING AN AREA OF 2.468 ACRES, (107,498 SQUARE FEET), MORE OR LESS.

HAVING A NET AREA OF 322.427 ACRES, (14,044,936 SQUARE FEET), MORE OR LESS.

GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION MAP NO. 15 OF 15

TO THE CITY OF GREELEY, COLORADO

LOCATED IN THE NORTHWEST QUARTER OF SECTION 35 AND THE WEST HALF OF SECTION 26
AND THE EAST HALF OF SECTION 27
TOWNSHIP 6 NORTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN
COUNTY OF WELD, STATE OF COLORADO
PROJECT NUMBER: ANX2025-0019

CERTIFICATE OF APPROVAL BY THE COMMUNITY DEVELOPMENT DIRECTOR

APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR ON THIS _____ DAY

OF _____, 20 _____.

_____
DIRECTOR OF COMMUNITY DEVELOPMENT

CERTIFICATE OF APPROVAL BY THE DEVELOPMENT REVIEW MANAGER

APPROVED BY THE DEVELOPMENT REVIEW MANAGER ON THIS _____ DAY

OF _____, 20 _____.

_____
DEVELOPMENT REVIEW MANAGER

CITY COUNCIL APPROVAL

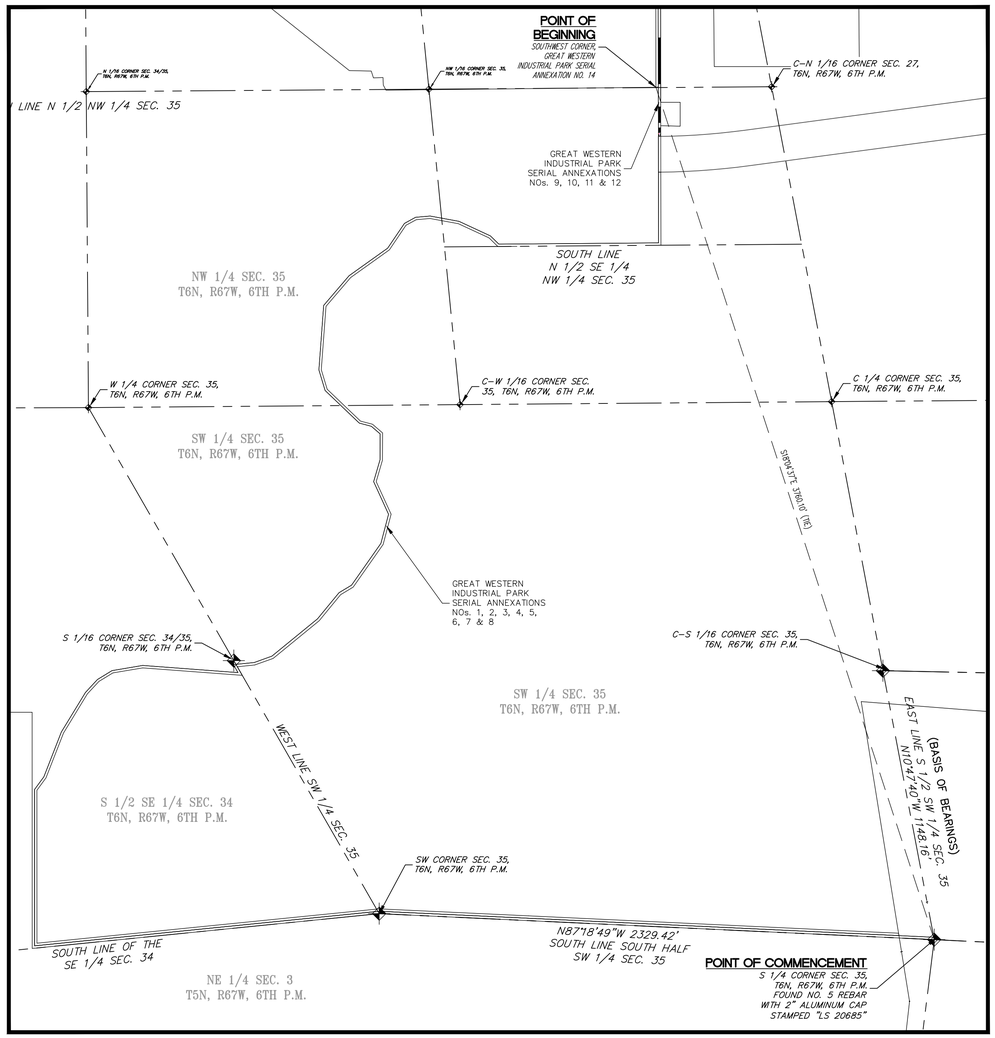
APPROVED BY THE GREELEY CITY COUNCIL ON THIS _____ DAY

OF _____, 20 _____.

PLANNING COMMISSION RECOMMENDATION

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

OF _____, 20 _____.



BASIS OF BEARINGS DETAIL
SCALE 1" = 300'

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 35, THE WEST HALF OF SECTION 26, AND THE EAST HALF OF SECTION 27, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 35, WHENCE THE EAST LINE OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER BEARS NORTH 10°47'40" WEST A DISTANCE OF 1,148.16 FEET WITH ALL BEARINGS HEREIN AFTER RELATIVE THERETO;

THENCE NORTH 18°04'37" WEST, A DISTANCE OF 3,760.10 FEET TO THE POINT OF BEGINNING, BEING A POINT ON THE WESTERLY BOUNDARY OF GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 14;

THENCE SOUTH 89°22'52" WEST, A DISTANCE OF 1,131.76 FEET;
THENCE NORTH 27°28'47" WEST, A DISTANCE OF 24.00 FEET;
THENCE NORTH 02°30'58" WEST, A DISTANCE OF 32.00 FEET;
THENCE SOUTH 87°29'02" WEST, A DISTANCE OF 40.00 FEET;
THENCE NORTH 17°47'29" WEST, A DISTANCE OF 30.00 FEET;
THENCE NORTH 88°43'06" WEST, A DISTANCE OF 92.00 FEET;

THENCE NORTH 51°25'47" WEST, A DISTANCE OF 589.95 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 115.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 50°51'48", AN ARC LENGTH OF 102.09 FEET;

THENCE NORTH 00°33'59" WEST, A DISTANCE OF 91.26 FEET;
THENCE NORTH 89°54'10" WEST, A DISTANCE OF 29.95 FEET;
THENCE NORTH 00°05'50" EAST, A DISTANCE OF 143.50 FEET;
THENCE NORTH 00°00'33" WEST, A DISTANCE OF 556.24 FEET;
THENCE NORTH 00°00'12" WEST, A DISTANCE OF 705.08 FEET;
THENCE NORTH 89°59'48" EAST, A DISTANCE OF 635.61 FEET;
THENCE NORTH 00°02'03" WEST, A DISTANCE OF 356.00 FEET;
THENCE NORTH 89°58'24" EAST, A DISTANCE OF 256.00 FEET;
THENCE NORTH 00°04'40" EAST, A DISTANCE OF 268.50 FEET;
THENCE SOUTH 89°55'01" WEST, A DISTANCE OF 619.50 FEET;
THENCE SOUTH 00°10'24" EAST, A DISTANCE OF 44.09 FEET;
THENCE NORTH 89°59'34" WEST, A DISTANCE OF 273.33 FEET;
THENCE NORTH 00°00'54" EAST, A DISTANCE OF 2,036.31 FEET;
THENCE NORTH 19°59'40" WEST, A DISTANCE OF 77.96 FEET;

TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 114.99 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 70°00'54" WEST;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 69°56'07", AN ARC LENGTH OF 140.36 FEET;

THENCE NORTH 89°55'01" WEST, A DISTANCE OF 1,055.40 FEET;

THENCE SOUTH 00°34'51" WEST, A DISTANCE OF 15.59 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 72.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°59'02", AN ARC LENGTH OF 113.08 FEET;

THENCE NORTH 89°26'07" WEST, A DISTANCE OF 278.38 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 110.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°38'43", AN ARC LENGTH OF 174.03 FEET;

THENCE SOUTH 00°04'50" EAST, A DISTANCE OF 810.27 FEET;
THENCE SOUTH 89°35'09" WEST, A DISTANCE OF 3.21 FEET;
THENCE SOUTH 00°00'05" EAST, A DISTANCE OF 1,181.52 FEET;
THENCE NORTH 89°59'34" WEST, A DISTANCE OF 193.22 FEET;
THENCE SOUTH 79°01'28" WEST, A DISTANCE OF 50.70 FEET;
THENCE NORTH 00°27'05" WEST, A DISTANCE OF 2,664.89 FEET;
THENCE NORTH 89°27'41" EAST, A DISTANCE OF 1,305.16 FEET;
THENCE NORTH 00°31'48" WEST, A DISTANCE OF 1,256.25 FEET;
THENCE NORTH 89°44'29" EAST, A DISTANCE OF 2,639.85 FEET;
THENCE SOUTH 00°25'27" EAST, A DISTANCE OF 2,475.57 FEET;
THENCE SOUTH 89°38'04" WEST, A DISTANCE OF 188.86 FEET;

THENCE SOUTH 00°00'16" EAST, A DISTANCE OF 1,011.32 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 139.50 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36°06'20", AN ARC LENGTH OF 87.91 FEET;

THENCE SOUTH 36°06'36" EAST, A DISTANCE OF 81.95 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 116.50 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°45'38", AN ARC LENGTH OF 72.71 FEET;

THENCE SOUTH 00°20'58" EAST, A DISTANCE OF 82.42 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 130.50 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°14'46", AN ARC LENGTH OF 57.50 FEET;

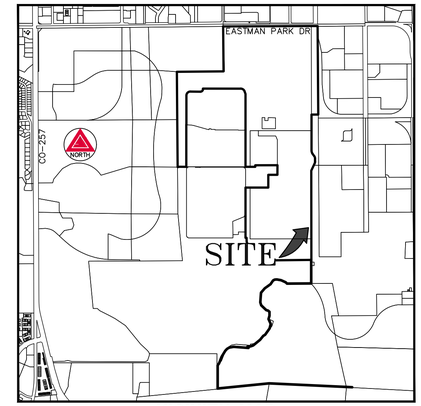
THENCE SOUTH 24°53'16" WEST, A DISTANCE OF 220.29 FEET TO THE NORTHEAST CORNER OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 14;

THENCE, ALONG THE BOUNDARY OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 14, THE FOLLOWING FOURTEEN COURSES;

1. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;
2. SOUTH 00°04'30" EAST, A DISTANCE OF 1,000.00 FEET;
3. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;
4. NORTH 00°04'30" WEST, A DISTANCE OF 1,000.00 FEET;
5. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;
6. SOUTH 00°04'30" EAST, A DISTANCE OF 1,000.00 FEET;
7. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;
8. NORTH 00°04'30" WEST, A DISTANCE OF 1,000.00 FEET;
9. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;
10. SOUTH 00°04'30" EAST, A DISTANCE OF 1,000.00 FEET;
11. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;
12. NORTH 00°04'30" WEST, A DISTANCE OF 1,000.00 FEET;
13. SOUTH 89°55'30" WEST, A DISTANCE OF 8.00 FEET;
14. SOUTH 00°04'30" EAST, A DISTANCE OF 2,496.22 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 324.895 ACRES, (14,152,434 SQUARE FEET), MORE OR LESS.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:



VICINITY MAP
SCALE 1" = 2000'

LEGAL DESCRIPTION (CONT.)

A PARCEL OF LAND BEING A PORTION OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, ALSO BEING ALL THAT CERTAIN LOT AS SHOWN ON SUBDIVISION EXEMPTION NO. SE-1099 AS RECORDED IN THE RECORDS OF WELD COUNTY CLERK AND RECORDER AT RECEPTION NO. 3455394.

CONTAINING AN AREA OF 2.468 ACRES, (107,498 SQUARE FEET), MORE OR LESS.

HAVING A NET AREA OF 322.427 ACRES, (14,044,936 SQUARE FEET), MORE OR LESS.

_____ _____
SIGNATURE OF OWNER DATE

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____ A.D. _____

STATE OF COLORADO)
CITY OF GREELEY)
WELD COUNTY)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____DAY OF 20_____

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

STATEMENT OF INTENT

THE LANDOWNERS OF THE PROPERTY DESCRIBED IN THE GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION MAP NOS. 1-15, SUCH LANDOWNERS OWNING 100% OF SUCH PROPERTY, INTEND TO ANNEX THEIR PROPERTY INTO THE CITY OF GREELEY.

CONTIGUITY

TOTAL PERIMETER BEING ANNEXED = 34,339.55'
MINIMUM REQUIRED CONTIGUITY = 5,723.26'
TOTAL PERIMETER CONTIGUOUS TO CITY OF GREELEY = 8,516.22'
CONTIGUOUS PERIMETER PERCENTAGE = 24.80%
TOTAL ANNEXED AREA = 14,044,936 SQ. FT. OR 322.427 ACRES, MORE OR LESS

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE ASSUMED AND ARE BASED ON THE EAST LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35, WHICH BEARS NORTH 10°47'40" WEST, A DISTANCE OF 1148.16 FEET.

2. UNITS SHOWN HEREON ARE IN U.S. SURVEY FEET.

3. THIS ANNEXATION MAP HAS BEEN PREPARED FROM RECORD INFORMATION AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY.

SURVEYOR'S CERTIFICATE

I, JAMES E. LYNCH, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS ANNEXATION MAP WAS PREPARED UNDER MY DIRECT SUPERVISION; AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THIS MAP ACCURATELY DELINEATES THE PARCEL OF LAND TO BE ANNEXED TO THE CITY OF GREELEY, COLORADO; AND THAT AT LEAST ONE SIXTH (1/6) OF THE BOUNDARY OF SAID PARCEL IS CONTIGUOUS TO THE PRESENT BOUNDARY OF THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

JAMES E. LYNCH
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR No. 37933
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS ANNEXATION MAP WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS ANNEXATION MAP BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

SCALE	DRN	DATE
1"=20'	RDS	2/12/2026
	CKD	JEL

DATE	BY	REVISION DESCRIPTION

AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEX. 15
NW 1/4, SEC. 35, W 1/2, SEC. 26 & E 1/2, SEC. 27 T6N, R67W, 6TH P.M.
WELD COUNTY, COLORADO
PREPARED FOR
REDLAND
1500 WEST CANAL COURT, LITTLETON, CO 80120

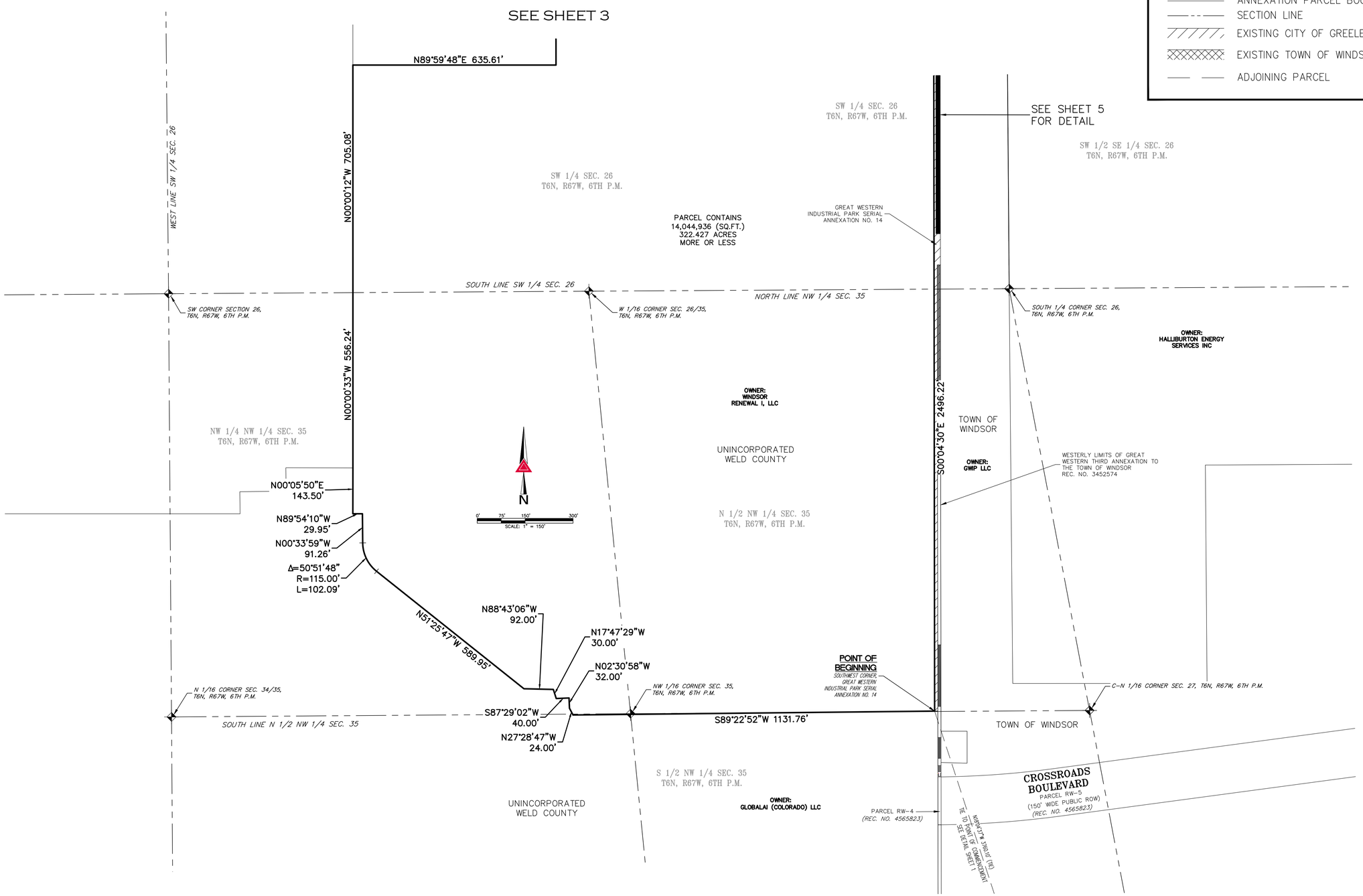
SHEET 1 OF 5 SHEETS

JOB NO. 54825-07

GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION MAP NO. 15 OF 15

TO THE CITY OF GREELEY, COLORADO

LOCATED IN THE NORTHWEST QUARTER OF SECTION 35 AND THE WEST HALF OF SECTION 26
AND THE EAST HALF OF SECTION 27
TOWNSHIP 6 NORTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN
COUNTY OF WELD, STATE OF COLORADO
PROJECT NUMBER: ANX2025-0019



SCALE	DRN	CKD	DATE
1"=20'	JEL	RDS	2/12/2026

DATE	BY	REVISION DESCRIPTION

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WELD COUNTY, COLORADO

PREPARED FOR
REDLAND
1500 WEST CANAL COURT, LITTLETON, CO 80120

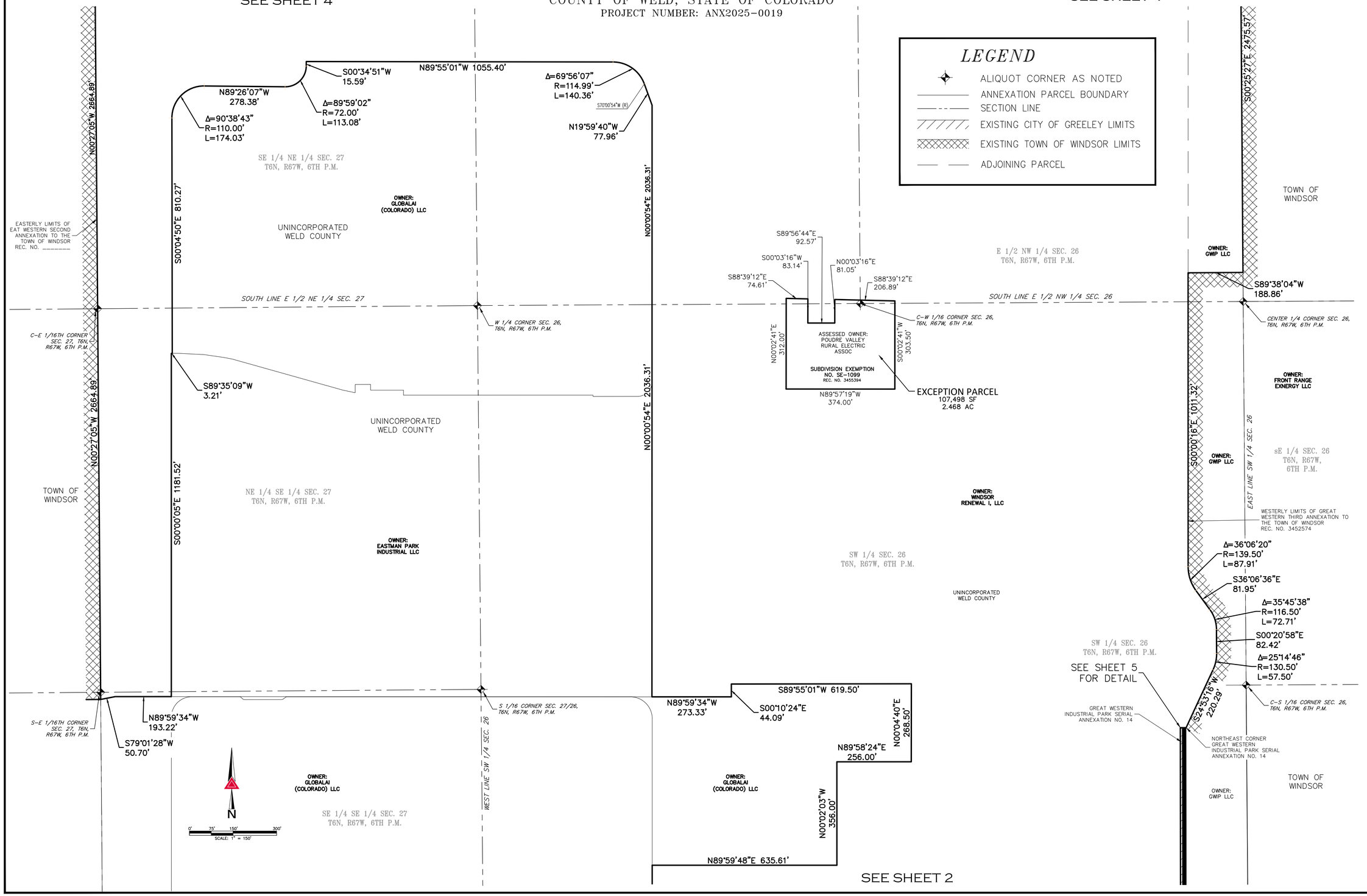
SHEET 2 OF 5 SHEETS

JOB NO. 54825-07

GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION MAP NO. 15 OF 15

TO THE CITY OF GREELEY, COLORADO

LOCATED IN THE NORTHWEST QUARTER OF SECTION 35 AND THE WEST HALF OF SECTION 26
AND THE EAST HALF OF SECTION 27
TOWNSHIP 6 NORTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN
COUNTY OF WELD, STATE OF COLORADO
PROJECT NUMBER: ANX2025-0019



SCALE	DR	DWN	DATE
1"=20'	RDS	JEL	2/12/2026

DATE	BY	REVISION DESCRIPTION

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WELD COUNTY, COLORADO

PREPARED FOR
REDLAND
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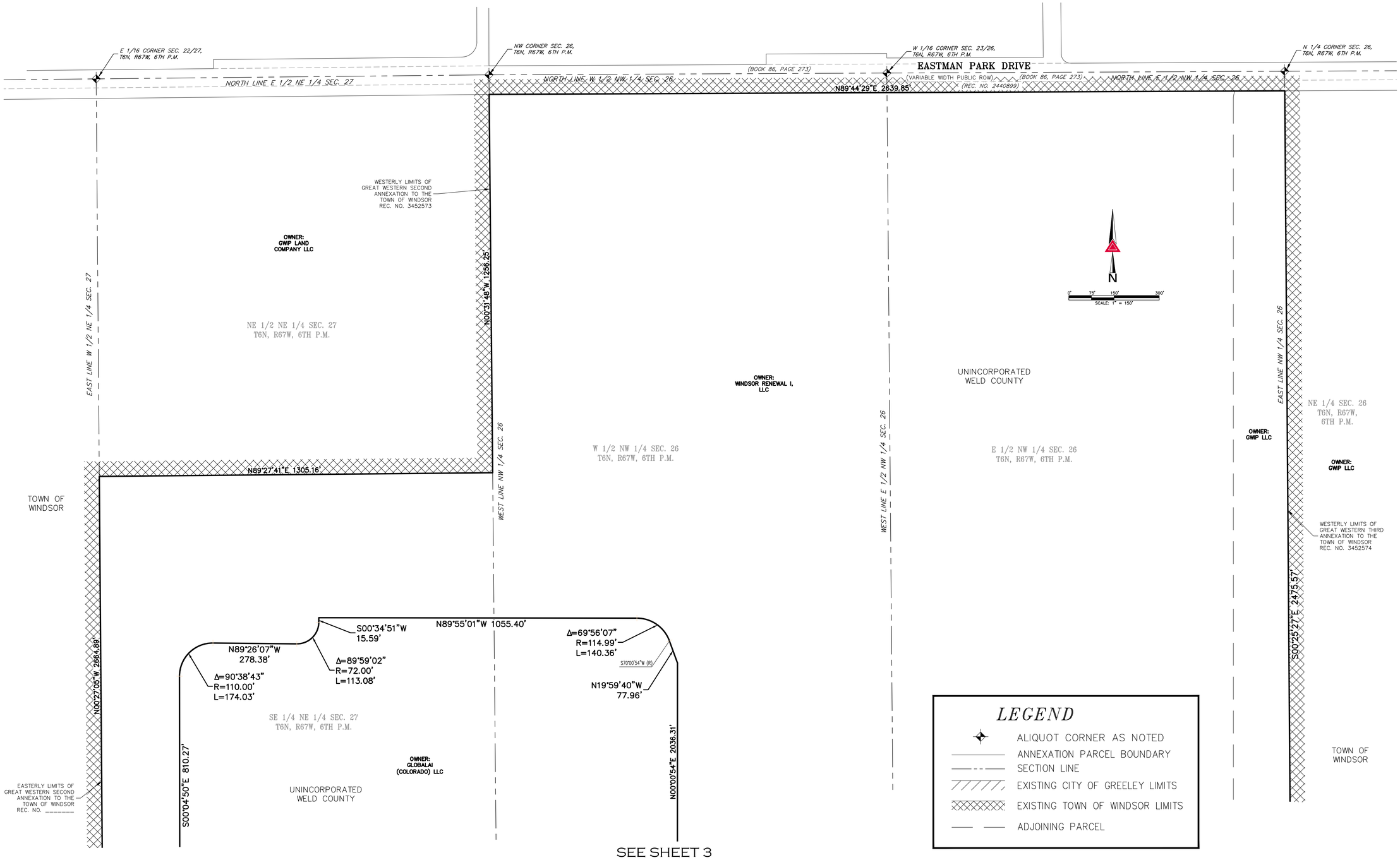
SHEET 3 OF 5 SHEETS

JOB NO. 54825-07

GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION MAP NO. 15 OF 15

TO THE CITY OF GREELEY, COLORADO

LOCATED IN THE NORTHWEST QUARTER OF SECTION 35 AND THE WEST HALF OF SECTION 26
AND THE EAST HALF OF SECTION 27
TOWNSHIP 6 NORTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN
COUNTY OF WELD, STATE OF COLORADO
PROJECT NUMBER: ANX2025-0019



SEE SHEET 3

SCALE	CKD	DWN	DATE
1"=20'	RDS	JEL	2/12/2026

DATE	BY	REVISION DESCRIPTION

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WELD COUNTY, COLORADO

PREPARED FOR
REDLAND
1500 WEST CANAL COURT, LITTLETON, CO 80120

SHEET 4 OF 5 SHEETS

54825-07
JOB NO.

GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION MAP NO. 15 OF 15

TO THE CITY OF GREELEY, COLORADO

LOCATED IN THE NORTHWEST QUARTER OF SECTION 35 AND THE WEST HALF OF SECTION 26
AND THE EAST HALF OF SECTION 27
TOWNSHIP 6 NORTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN
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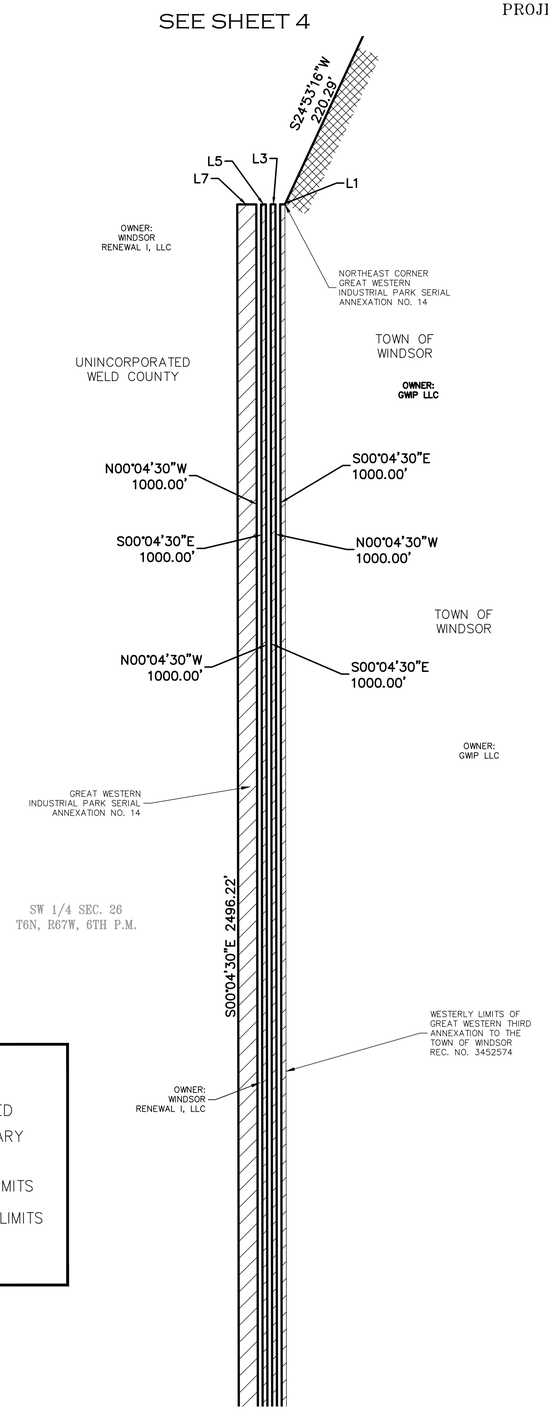
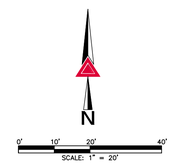
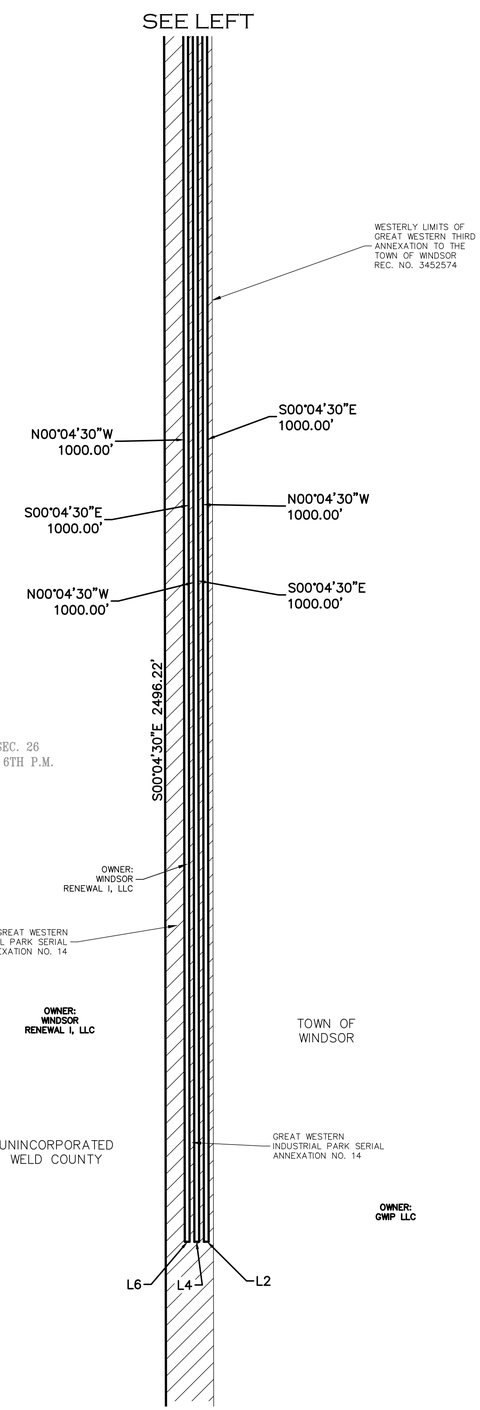




LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°55'30"W	2.00'
L2	S89°55'30"W	2.00'
L3	S89°55'30"W	2.00'
L4	S89°55'30"W	2.00'
L5	S89°55'30"W	2.00'
L6	S89°55'30"W	2.00'
L7	S89°55'30"W	8.00'



LEGEND

- ALIQUOT CORNER AS NOTED
- ANNEXATION PARCEL BOUNDARY
- SECTION LINE
- EXISTING CITY OF GREELEY LIMITS
- EXISTING TOWN OF WINDSOR LIMITS
- ADJOINING PARCEL

SCALE 1"=20'
DR RDS
DWN JEL
DATE 2/12/2026

DATE	BY	REVISION DESCRIPTION

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WELD COUNTY, COLORADO

PREPARED FOR
REDLAND
1500 WEST CANAL COURT, LITTLETON, CO 80120

SHEET 5 OF 5 SHEETS

JOB NO. 54825-07

Council Agenda Summary

March 17, 2026
Key Staff Contact: Kelli Johnson, Deputy City Manager of Community Vitality

Title:

Introduction and first reading of an ordinance amending Title 16, Chapter 1, and Title 20, Chapter 3 or the Greeley Municipal Code Relating to references to City Hall

Summary:

As part of the Civic Campus project, City Hall recently relocated to 1200 11th Avenue. As part of the preparation to move City Hall, several City departments moved out of City Hall into other City buildings or leased facilities. The Greeley Municipal Code had references to City Hall that are no longer relevant nor accurate. The City Clerk and Finance Director are no longer located in City Hall. This ordinance removes that reference.

Fiscal Impact:

If approved, will this item result in a positive, negative, or no impact on the budget?
No Impact.

Legal Issues:

None.

Other issues and Considerations:

None.

Strategic Focus Area:

High-Performance Government

Decision Options:

1. Introduce the ordinance as presented; or
2. Amend the ordinance and introduce as amended; or
3. Deny the ordinance; or
4. Continue consideration of the ordinance to a date certain.

Council's Recommended Action:

A motion to introduce the ordinance and schedule the public hearing and second reading for April 7, 2026.

Attachments:

1. Ordinance No. 8, 2026 with Appendix A

CITY OF GREELEY, COLORADO
ORDINANCE NO. 8, 2026

AN ORDINANCE AMENDING TITLE 16, CHAPTER 1, AND TITLE 20, CHAPTER 3 OF THE GREELEY MUNICIPAL CODE RELATING TO REFERENCES TO CITY HALL

WHEREAS, references to city hall in the Greeley Municipal Code are no longer relevant nor accurate; and

WHEREAS, references to city hall in the Greeley Municipal Code shall be removed.

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

Section 1. That Section 16-68 of Chapter 1, Traffic Code, of Title 16, Vehicles and Traffic, of the Greeley Municipal Code shall be amended to read as follows:

Sec. 16-68. - State department of public safety rules and regulations concerning minimum standards for the operation of commercial vehicles adopted.

(a) The State of Colorado Department of Public Safety Rules and Regulations Concerning Minimum Standards for the Operation of Commercial Vehicles, as amended, is adopted by reference for the city. These rules and regulations are published by the Department of Public Safety, State of Colorado, and a copy may be obtained by contacting the Colorado Department of Public Safety located in Denver, Colorado, at 700 Kipling Street #1000, Denver, CO 80215. Also, a copy is available for review and inspection at the city clerk's office ~~located in the city hall building in the city~~.

(b) Any person who violates a rule or regulation hereunder promulgated by the state department of public safety, and adopted by reference herein, as amended, by the city, commits a traffic offense and shall be fined pursuant to the municipal court's order, as amended, regarding the schedule of fines pursuant to section 2-992 and C.M.C.R. Rule 210(b)(5).

Section 2. That Section 20-330 of Chapter 3, Water and Sanitary Service, of Title 20, Public Works and Utilities, of the Greeley Municipal Code shall be amended to read as follows:

Sec. 20-330. - Due date; disconnection for nonpayment.

All bills for water and sewer are due and payable to the director of finance at the director's office ~~in city hall~~ on the dates specified. If bills are not paid on or before the specified due date, including payment of reconnection charges as provided in sections 20-157 and 20-158, the city may disconnect water service until the delinquent bills are paid.

Section 3. That the existing sections of the Greeley Municipal Code to be amended in this Ordinance are attached hereto in Appendix A.

Section 4. This Ordinance shall take effect on the fifth day following its final publication, as provided by Section 3-16 of the Greeley City Charter.

PASSED AND ADOPTED, SIGNED AND APPROVED ON THIS ____ DAY OF_____, 20__.

ATTEST

By:_____
City Clerk

THE CITY OF GREELEY, COLORADO

By:_____
Mayor

APPENDIX A

EXISTING SECTIONS 16-68 AND 20-330 OF THE GREELEY MUNICIPAL CODE

Sec. 16-68. State department of public safety rules and regulations concerning minimum standards for the operation of commercial vehicles adopted.

(a) The State of Colorado Department of Public Safety Rules and Regulations Concerning Minimum Standards for the Operation of Commercial Vehicles, as amended, is adopted by reference for the city. These rules and regulations are published by the Department of Public Safety, State of Colorado, and a copy may be obtained by contacting the Colorado Department of Public Safety located in Denver, Colorado, at 700 Kipling Street #1000, Denver, CO 80215. Also, a copy is available for review and inspection at the city clerk's office located in the city hall building in the city.

(b) Any person who violates a rule or regulation hereunder promulgated by the state department of public safety, and adopted by reference herein, as amended, by the city, commits a traffic offense and shall be fined pursuant to the municipal court's order, as amended, regarding the schedule of fines pursuant to section 2-992 and C.M.C.R. Rule 210(b)(5).

(Code 1994, § 11.01.235; Ord. No. 80, 1997, § 2, 12-16-1997; Ord. No. 24, 2006, § 1, 6-6-2006)

Sec. 20-330. Due date; disconnection for nonpayment.

All bills for water and sewer are due and payable to the director of finance at the director's office in city hall on the dates specified. If bills are not paid on or before the specified due date, including payment of reconnection charges as provided in sections 20-157 and 20-158, the city may disconnect water service until the delinquent bills are paid.

(Code 1994, § 14.12.170; Ord. No. 36, 2008, § 1, 8-19-2008; Ord. No. 39, 2019, exh. A, § 14.12.160, 9-17-2019)

Council Agenda Summary

Title:

Pulled Consent Agenda Items

Summary:

Pulled Consent Agenda items will be considered in the order they appeared on the consent agenda.

Council Agenda Summary

March 17, 2026
Key Staff Contact: Bret Naber, Deputy City Manager of Infrastructure, Stacey Aurzada, City Attorney

Title:

Discussion about the creation of a citizen oversight committee regarding the West Greeley Catalyst Project

Summary:

During the City Council's meeting on March 3, 2026 Councilmember Olson proposed the creation of a citizen's commission to discuss the West Greeley Catalyst project. City Council has expressed support for this idea and believes this citizen committee will promote open communication and transparency. City staff will present information regarding the options for creation of a committee and receive feedback and direction from City Council. Additionally, Mayor Hall may determine that citizen input on this discussion is desirable and may allow the opportunity for public comment. A draft resolution is included with this agenda summary for consideration by City Council. If the Council directs, staff will begin immediately recruiting members for the committee and will bring a resolution creating the committee for Council's consideration at the April 7, 2026, meeting.

Fiscal Impact:

If approved, will this item result in a positive, negative, or no impact on the budget?
No budgetary impact anticipated at this time.

Legal Issues:

None

Other issues and Considerations:

None

Strategic Focus Area:

Community Vitality
High-Performance Government

Decision Options:

None

Council's Recommended Action:

Informational item only. Staff will request direction regarding creation of a citizen's committee to provide oversight of the West Greeley Catalyst Project.

Attachments:

1. Draft Resolution

THE CITY OF GREELEY, COLORADO

DRAFT RESOLUTION _____, 2026

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREELEY ESTABLISHING THE WEST GREELEY CATALYST PROJECT OVERSIGHT COMMITTEE

WHEREAS, the Greeley City Council approved a Pre-Development Services Agreement (PDSA) on April 15, 2024 to guide pre-development activities related to a proposed Entertainment District located in West Greeley, known as the Catalyst Project; and

WHEREAS, the Greeley City Council enacted Ordinance 30, 2025 on September 15, 2025 which established a Planned Unit Development (PUD) zoning for the property where the Catalyst Project was anticipated to be located, as well as for the surrounding property;

WHEREAS, on February 24, 2026 Greeley voters approved ballot measure 1A, which repealed Ordinance 30, 2025; and

WHEREAS, as a result of the referendum the Catalyst Project must be revised due to the inability to obtain funding within the time frame that was originally contemplated; and

WHEREAS, updates on the Catalyst Project have been regularly provided at City Council meetings and at several meetings of City Boards and Commissions, however the Catalyst Project includes complex delivery considerations, project controls, and financial structure topics that City Council believes will benefit from regular review by a dedicated citizen's committee; and

WHEREAS, the City Council's Policies and Protocol authorizes the City Council to establish citizen advisory groups and City Council wishes to appoint an advisory group to provide regular oversight of the Catalyst Project (the "Oversight Committee"); and

WHEREAS, the Oversight Committee's purpose is to provide advisory guidance to City Council and City staff to support transparency, continuity, and community confidence regarding the Catalyst Project; and

WHEREAS, the City Council finds that creation of the Oversight Committee is in the best interests of the citizens of the City of Greeley.

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

Section 1. The City Council hereby creates the "Catalyst Project Oversight Committee" and finds that the Oversight Committee shall be in existence until formally disbanded by action of the City Council, though Council anticipates the Committee to be in place approximately six months. The responsibilities of the Oversight Committee are to review financial, zoning, and planning

DRAFT

information; provide recommendations and feedback to City staff and City Council as appropriate; assist with community communications and recommend improvements to communication strategies; and receive regular reports regarding the Catalyst Project and related economic development activities in West Greeley.

Section 2. The City Clerk shall accept applications for membership pursuant to the City's established processes for appointing Board and Commission members. The City Council shall appoint members to serve on the Oversight Committee pursuant to the City Council's Policies and Protocol.

Section 3. There shall be 9 members of the Oversight Committee. The appointed members of the Oversight Committee shall serve terms in accordance with Section 2-557 of the Greeley Municipal Code and as provided in the City Council's Policies and Protocol. The members of the Oversight Committee shall be Greeley residents. To the extent possible, ward representation shall be determined pursuant to Section 2-558 of the Greeley Municipal Code.

Section 4. The Oversight Committee shall have those powers and duties set forth in Section 2-553 of the Greeley Municipal Code. The Oversight Committee shall conduct their meetings in accordance with Section 2-554 of the Greeley Municipal Code.

Section 5. The Mayor shall appoint one City Councilmember to serve as an ex-officio member of the Oversight Committee.

Section 6. The City Manager shall appoint an appropriate staff person to provide administrative support to the Oversight Committee. The City Manager may provide other support and resources to the Oversight Committee, including consultants or facilitators as deemed appropriate in the City Manager's sole discretion.

Section 7. The Oversight Committee will provide regular reports to the City Council until the Oversight Committee is formally disbanded by the City Council.

Section 8. This Resolution shall become effective immediately upon its passage.

PASSED AND ADOPTED, SIGNED AND APPROVED THIS _____ day of _____, 2026.

ATTEST: THE CITY OF GREELEY, COLORADO

_____ _____

City Clerk Mayor

DRAFT

Council Agenda Summary

March 17, 2026
Key Staff Contact: Brian Kuznik, Fire Chief

Title:

Public hearing and second reading of an ordinance adding Chapter 17 to Title 22 of the Greeley Municipal Code relating to adopting the Colorado Wildfire Resiliency Code

Summary:

Colorado's wildfire risk has increased significantly in intensity, frequency, and impact since 2000. In May 2023, Senate Bill 23-166 established the Wildfire Resiliency Code Board to improve community safety and wildfire resilience through the development of a statewide wildfire resiliency code. The new statewide Colorado Wildfire Resiliency Code and map, establishes minimum requirements for occupiable and habitable structures located within Colorado's Wildland–Urban Interface (WUI), which is defined as areas where development meets or intermingles with vegetative fuels. Local jurisdictions are required to adopt the new code by April 1, 2026.

The code focuses on three primary areas:

- Designated WUI areas, classified as low, moderate, or high fire intensity
- Structure hardening, including construction materials and features that reduce wildfire vulnerability
- Site and area requirements, including defensible space to reduce fire hazards around structures

The purpose of this agenda item is to approve the Ordinance to adopt the statewide Colorado Wildfire Resiliency Code. The Ordinance also designates code officials, adopts an enforcement process, provides local control over mapping, and creates a site-specific ground-truthing process.

The ordinance was introduced on March 3, 2026 and by a majority vote from the Council, the public hearing and second reading was scheduled for March 17, 2026.

Fiscal Impact:

If approved, will this item result in a positive, negative, or no impact on the budget?
No Impact: There is no fiscal impact to the City of Greeley. This ordinance will only impact language in the code pertaining to wildfire resiliency for those structures that fall within the designated wildland-urban interface areas.

Legal Issues:

Consideration of this matter includes the following public hearing steps:
1. City staff presentation (if requested)

2. Council questions of staff
3. Public input (hearing opened, testimony - up to three minutes per person, hearing closed)
4. Council discussion
5. Council decision

Other issues and Considerations:

None

Strategic Focus Area:

Safe and Secure Communities

Decision Options:

1. Adopt the ordinance as presented; or
2. Amend the ordinance and adopt as amended; or
3. Deny the ordinance; or
4. Continue consideration of the ordinance to a date certain.

Council's Recommended Action:

A motion to adopt the ordinance and publish with reference to title only.

Attachments:

1. Ordinance No. 7, 2026
2. Item - Presentation

CITY OF GREELEY, COLORADO
ORDINANCE NO. 7, 2026

AN ORDINANCE ADDING CHAPTER 17 TO TITLE 22 OF THE GREELEY MUNICIPAL CODE RELATING TO ADOPTING THE COLORADO WILDFIRE RESILIENCY CODE

WHEREAS, the City of Greeley is a home rule municipality organized pursuant to Article XX, § 6 of the Colorado Constitution of the State of Colorado and the Home Rule Charter of the City of Greeley; and

WHEREAS, the State of Colorado has found that Colorado's wildfire risk continues to increase and place more communities at risk of wildfires; and

WHEREAS, the State has developed an approach to ensure that Colorado's communities, properties, and structures are protected from the effects of wildfires and have created the Wildfire Resiliency Code Board ("Board") in the Division of Fire Prevention & Control; and

WHEREAS, the Board adopted minimum codes and standards (Colorado Wildfire Resiliency Code) for hardening structures and reducing fire risk in the defensible space surrounding structures in the Wildland-Urban Interface in Colorado on July 1, 2025; and

WHEREAS, the Board defined the Wildland-Urban Interface, adopted a map that identifies areas of Colorado that are within the Wildland-Urban Interface, and identified three levels of fire intensity classifications for the State; and

WHEREAS, there are portions within the City of Greeley that are identified within the Wildland-Urban Interface and are identified as low and moderate fire intensities; and

WHEREAS, pursuant to C.R.S. § 24-33.5-1237(2)(a), a governing body in a jurisdiction must adopt the Colorado Wildfire Resiliency Code ("CWRC") by April 1, 2026; and

WHEREAS, by adopting the CWRC, the City of Greeley will comply with the state statute and protect the long-term likelihood of community resilience to wildfires, which, in turn, is likely to increase the availability and affordability of homes and reduce insurance rates throughout the state of Colorado; and

WHEREAS, City Council is enacting this Ordinance to adopt the Colorado Wildfire Resiliency Code with local code enforcement to protect the public health, safety, and welfare of the community from the increased risk of wildfires.

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

Section 1. That Title 22, Buildings and Construction, of the Greeley Municipal Code, shall be amended by the addition of Chapter 17 as follows:

Chapter 17. Wildfire Resiliency Code.

Sec. 22-700. Colorado Wildfire Resiliency Code Adopted.

The Colorado Wildfire Resiliency Code is hereby adopted by reference for the city, except as amended in this chapter, and is hereinafter referred to as the "CWRC". The CWRC is published by the Colorado Wildfire Resiliency Code Board on behalf of the Division of Fire Prevention and Control, Colorado Department of Public Safety.

Sec. 22-701. Section 103 Amended – Code Compliance

103.1 Code Compliance. The Fire Department and Community Development Department shall have authority to enforce the CWRC. The Fire Chief and the Chief Building Official shall each be known as a *code official*. The function of both departments shall be the implementation, administration and enforcement of the provisions of this code.

103.2 Appointment. The *code official* shall be the Fire Chief and the Chief Building Official. The City Manager may appoint another *code official.*

103.3 Deputies. The code officials shall have the authority to appoint a deputy *code official*, other related technical officers, inspectors and other employees. Such employees shall have powers as delegated by the *code official.*

Sec. 22-702. Enforcement.

A violation of the CWRC is an administrative code violation and shall proceed in accordance with chapter 12 of title 2 of the Greeley Municipal Code, and shall be subject to penalties set forth in chapter 10 of title 1 of this Code.

Sec. 22-703. Mapping.

The City will develop and adopt a local map designating Wildfire-Urban Interface (WUI) areas and fire intensity classifications within its jurisdictional boundaries. A local map shall be updated at intervals not to exceed three years, or sooner if substantial changes in conditions, data, or methodology occur.

Sec. 22-704. Ground-Truthing.

The City will develop and adopt a process for site-specific ground-truthing that identifies or modifies the Fire Intensity Classification as described in the CWRC.

Sec. 22-705. Petition for Code Modification.

A code official, as designated by this chapter, shall have the authority to petition the Colorado Wildfire Resiliency Code Board for a modification to the CWRC.

Section 2. This Ordinance shall take effect on the fifth day following its final publication, as provided by Section 3-16 of the Greeley City Charter.

PASSED AND ADOPTED, SIGNED AND APPROVED ON THIS ____ DAY OF _____, 2026.

ATTEST **THE CITY OF GREELEY, COLORADO**

By: _____ **By: _____**

City Clerk **Mayor**

Colorado Wildfire Resiliency Code
Ordinance Adoption

City Council Meeting – March 17, 2026

Jonathan Williams, Fire Marshal
Matt Wagy, Chief Building Official
Brittany Hathaway, Interim Deputy Director, Community Development
Bobbier Cranston, Supervising Senior Attorney

Agenda

- Overview of SB 23-166 and the new Colorado Wildfire Resiliency Code
- Code application and requirements
- Purpose: Conduct public hearing and adopt the ordinance

COLORADO SENATE BILL 23-166

COLORADO
Wildfire
Resiliency
Code Board

THE ESTABLISHMENT OF THE WILDFIRE RESILIENCY CODE

- SB23-166 was introduced in February 2023 and signed into law by the Governor on May 12, 2023
- SB23-166 requires a governing body with jurisdiction in an area within the wildland-urban interface to adopt codes that meet or exceed the standards
- The new code must be adopted by April 1, 2026

Code Overview

- **WHAT:** The Colorado Wildfire Resiliency Code (CWRC) is a state-mandated code applying to new construction and significant exterior alterations and additions within the Wildland-Urban Interface (WUI).
- **WHY:** The code's purpose is to establish minimum regulations for safeguarding life and property by mitigating the risk of wildfires spreading to and from structures.

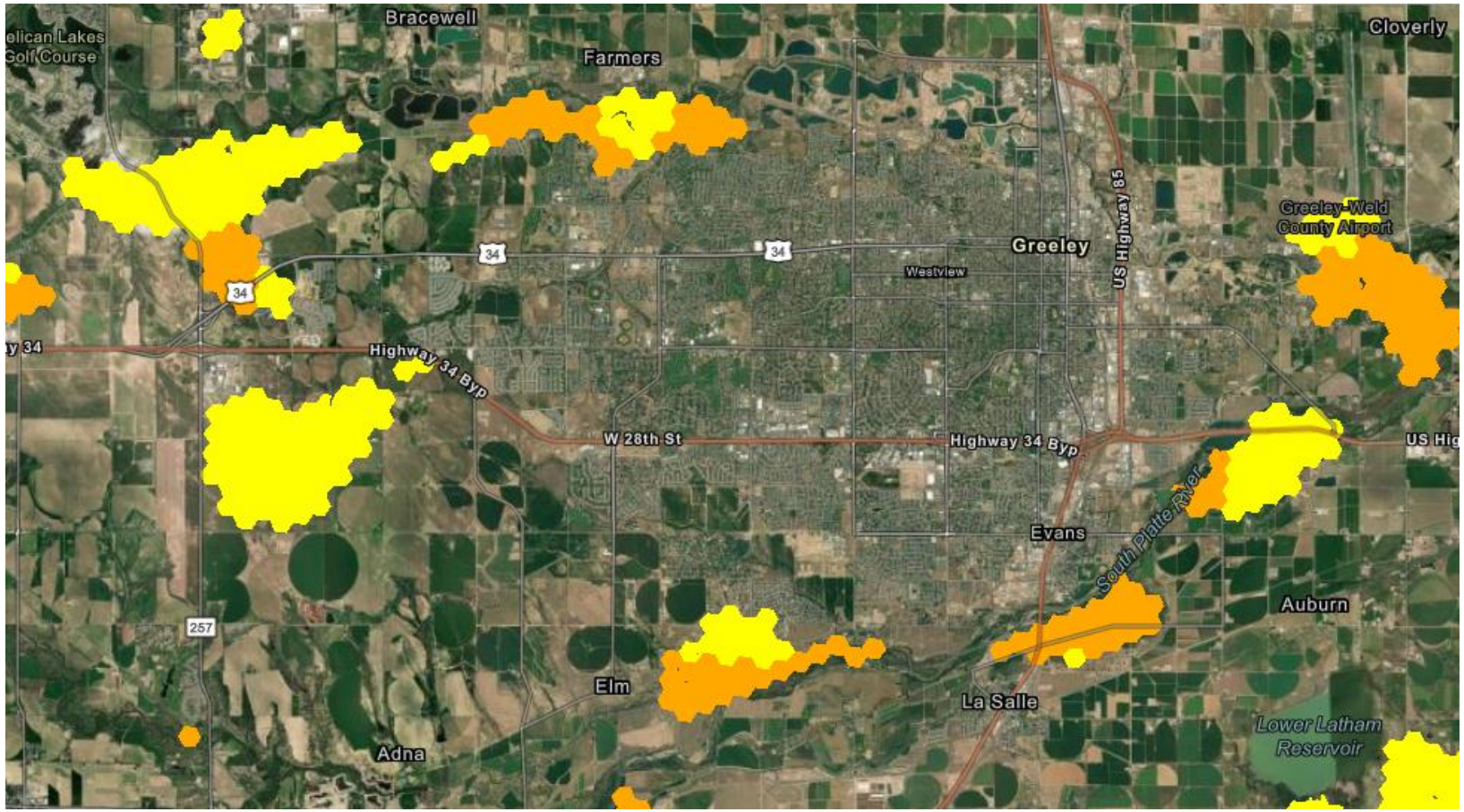
Key Elements of the Wildfire Resiliency Code

- Designated WUI areas, classified as low, moderate, or high fire intensity.
- Structure hardening, including construction materials and features that reduce wildfire vulnerability.
- Site and area requirements, including defensible space to reduce fire hazards around structures.
  - Immediate, Intermediate, and Expanded Zones

To what DOES the code apply?

- New construction of structures that are within the designated WUI area
- Significant alterations, additions, or repairs
  - An increase in the footprint of a structure by >500sf
  - When the exterior of a structure is affected by >25%

Mapping & Code Classification



- **Low (Yellow) – Class 1**
  - Grasses, surface fuels
  - Slight slopes 20-30%
  - Flame length <2’
- **Moderate (Orange) – Class 2**
  - Dense shrubs / trees
  - Slopes >30%
  - Flame length >8’
- **High (Red) – Class 2**
  - Heavy, continuous fuels
  - Steep slopes >40%
  - Flame lengths >30’

Mapping

- Locally Developed Mapping
  - The City may develop and adopt a local map designating Wildfire-Urban Interface (WUI) areas and fire intensity classifications within its jurisdictional boundaries.

- Local Ground-Truthing
  - The City may develop and adopt a process for site-specific ground-truthing that identifies or modifies the Fire Intensity Classification.

Summary

The Wildfire Resiliency Code:

- Is a proactive, science-based approach
- Slows fire spread
- Improves structure survivability
- Lowers recovery and rebuilding costs
- Reduces firefighter and citizen exposure
- Builds a more resilient community

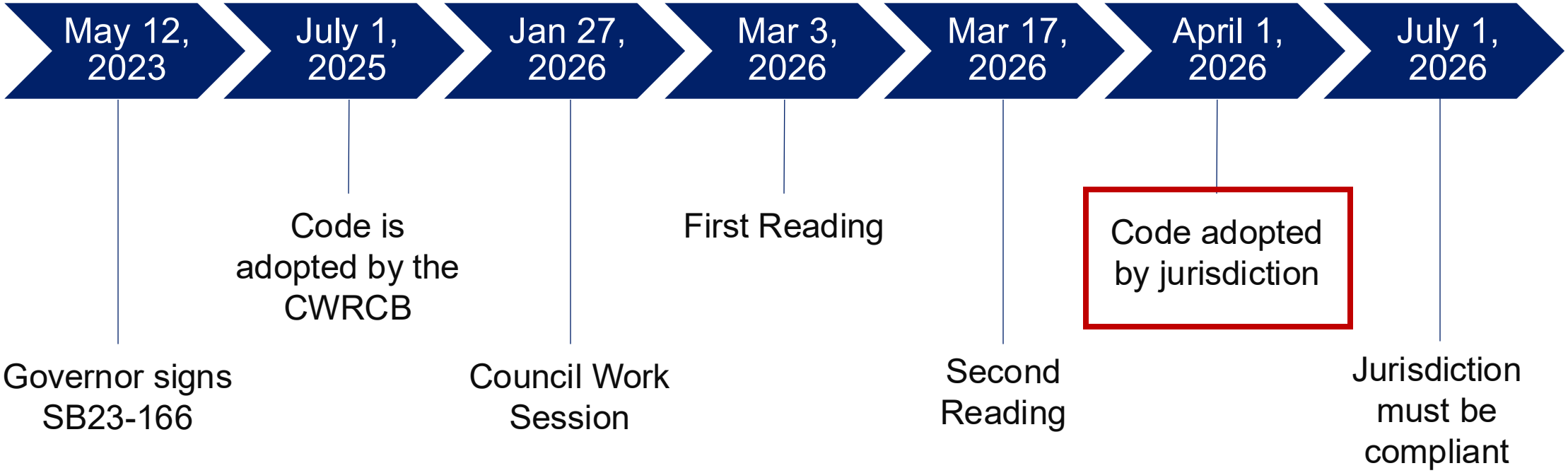
Recommendation

- The Colorado Wildfire Resiliency Code (CWRC) is a state-mandated code applying to new construction and significant exterior alterations and additions to those properties within the Wildland-Urban Interface (WUI)
- Local jurisdictions must adopt the code by April 1, 2026
- Motion to adopt the ordinance and publish with reference to title only

Appendix

City of Greeley Colorado

Timeline


May 12, 2023
July 1, 2025
Jan 27, 2026
Mar 3, 2026
Mar 17, 2026
April 1, 2026
July 1, 2026
Governor signs SB23-166
Code is adopted by the CWRCB
Council Work Session
First Reading
Second Reading
Code adopted by jurisdiction
Jurisdiction must be compliant

To what does the code NOT apply?

- Interior alteration of existing structures
- Additions that do not exceed 500sf
- Exterior modifications or repairs that do not exceed 25% of the affected area
- Storage sheds that are less than 120sf
- Fences located more than 8 feet from a habitable structure
- Exterior painting, staining and similar routine maintenance work

Structure Hardening – Class 1 & 2

Class 1 – Structure Hardening

- Roofing & Ventilation
  - Class A covering or assembly
  - Vents - 1/8” mesh openings
- Gutters & Downspouts
  - Noncombustible materials

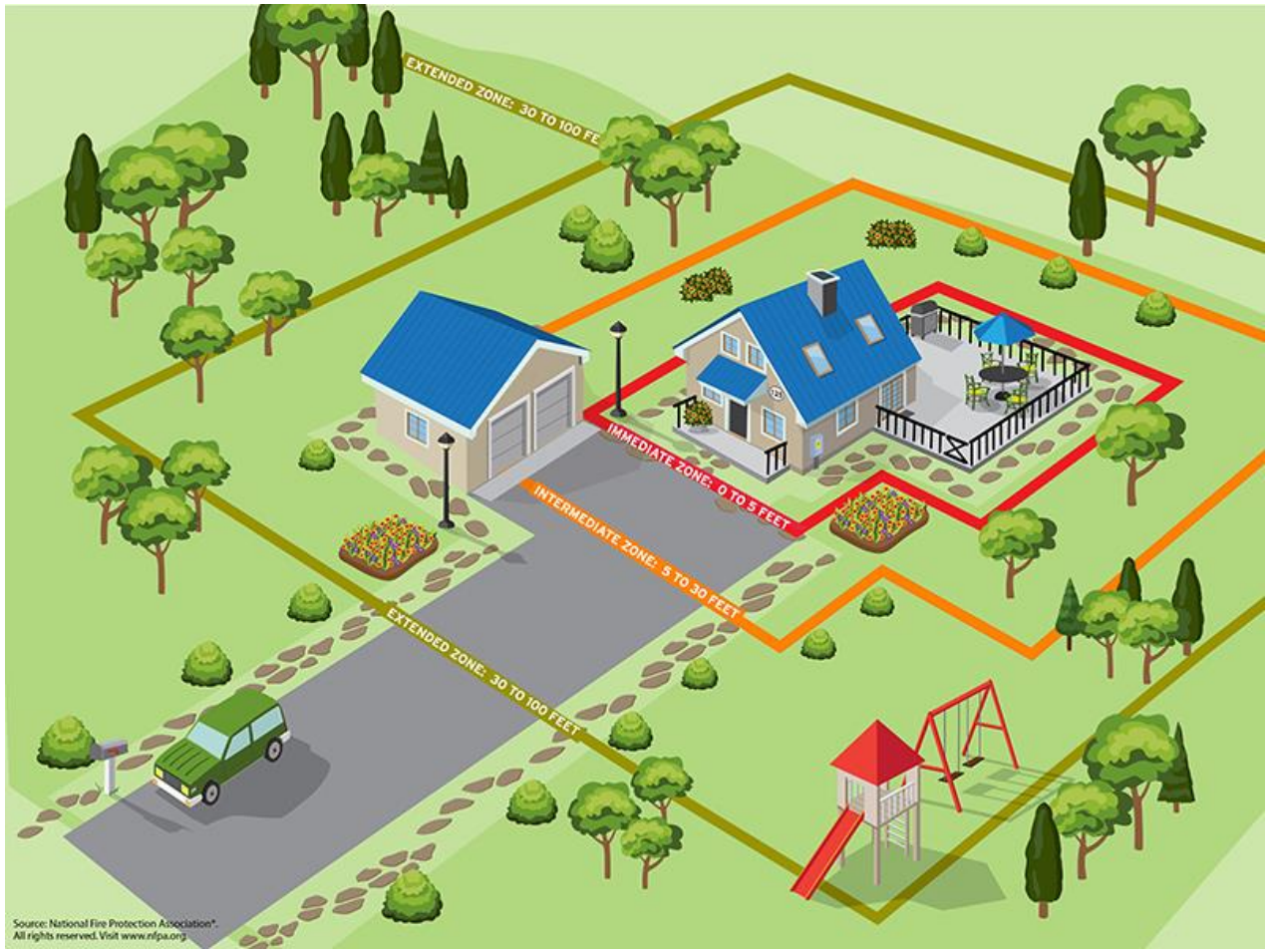
Class 2 – Structure Hardening

- Consistent with Class 1
- Additional Class 2 Requirements:
  - Noncombustible or ignition-resistant materials for:
    - Eaves and soffits
    - Exterior walls
    - Decking
    - Windows and doors

Site Management – Class 1

Class 1 – Site Management

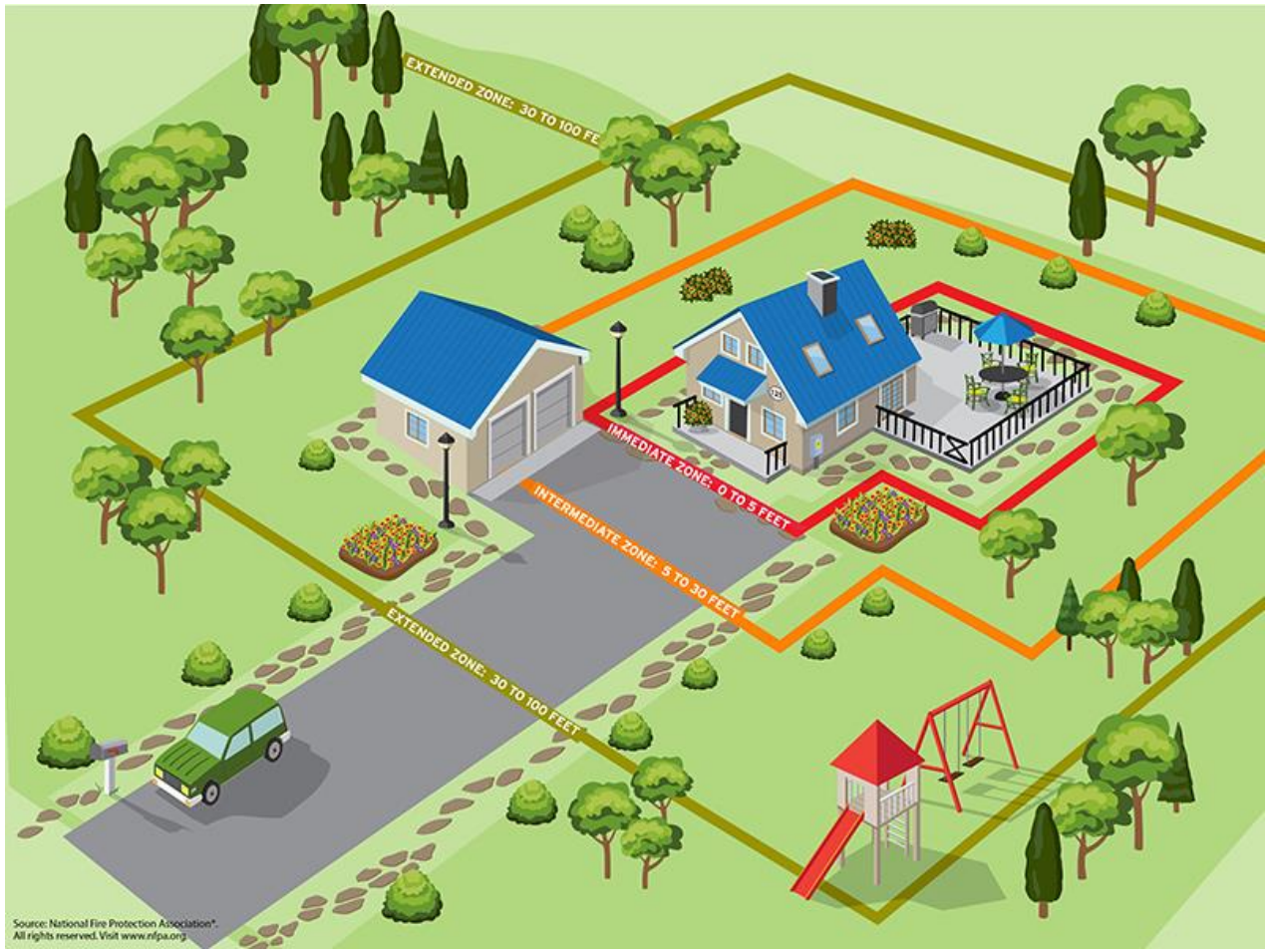
- Structure Ignition Zone 1
  - 0’-5’ from the structure
- Noncombustible, hard surface materials (concrete, rock, pavers)
- Fencing
  - Noncombustible or ignition-resistant materials within 8’ of a structure



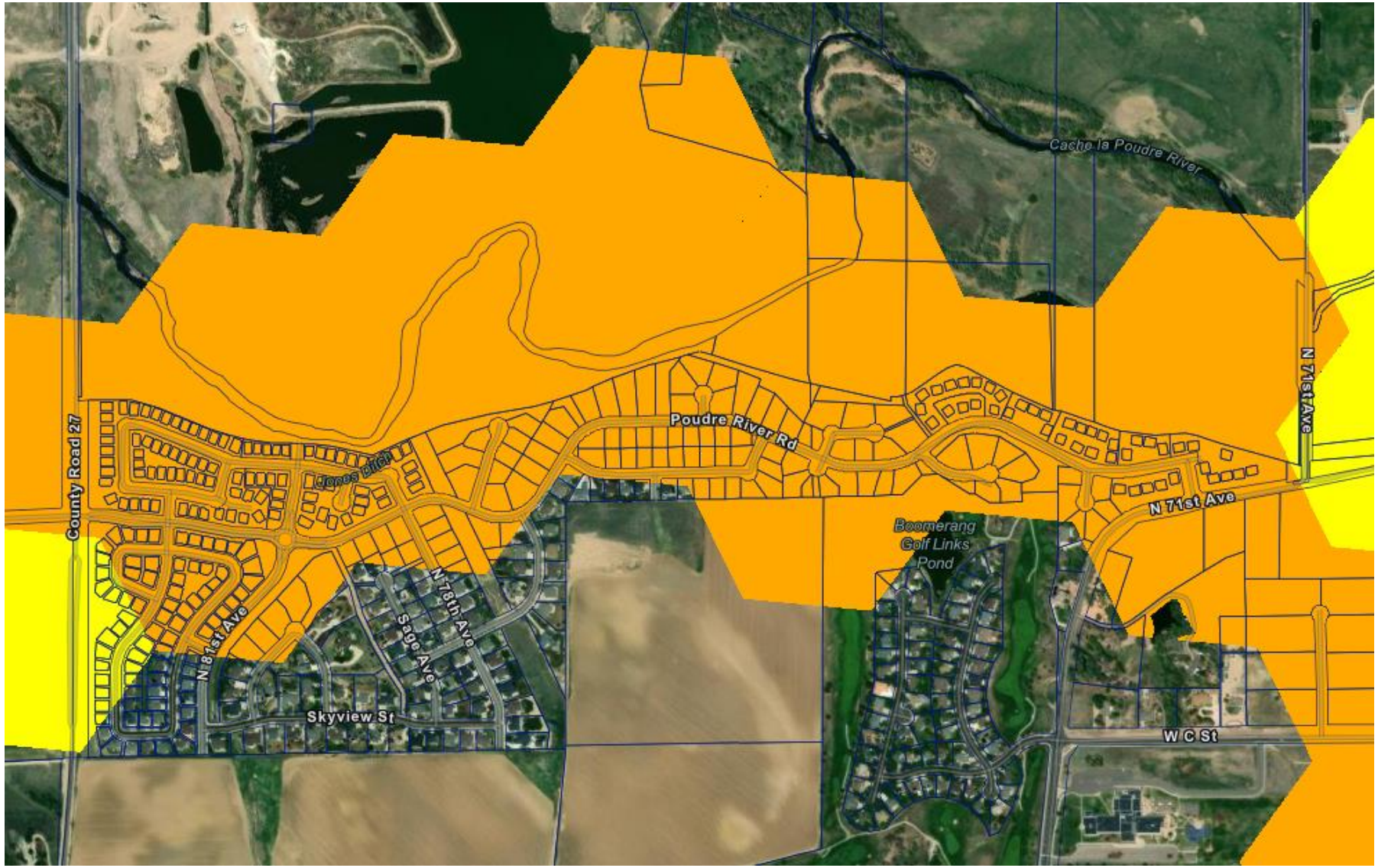
Site Management – Class 2

Class 2 – Site Management

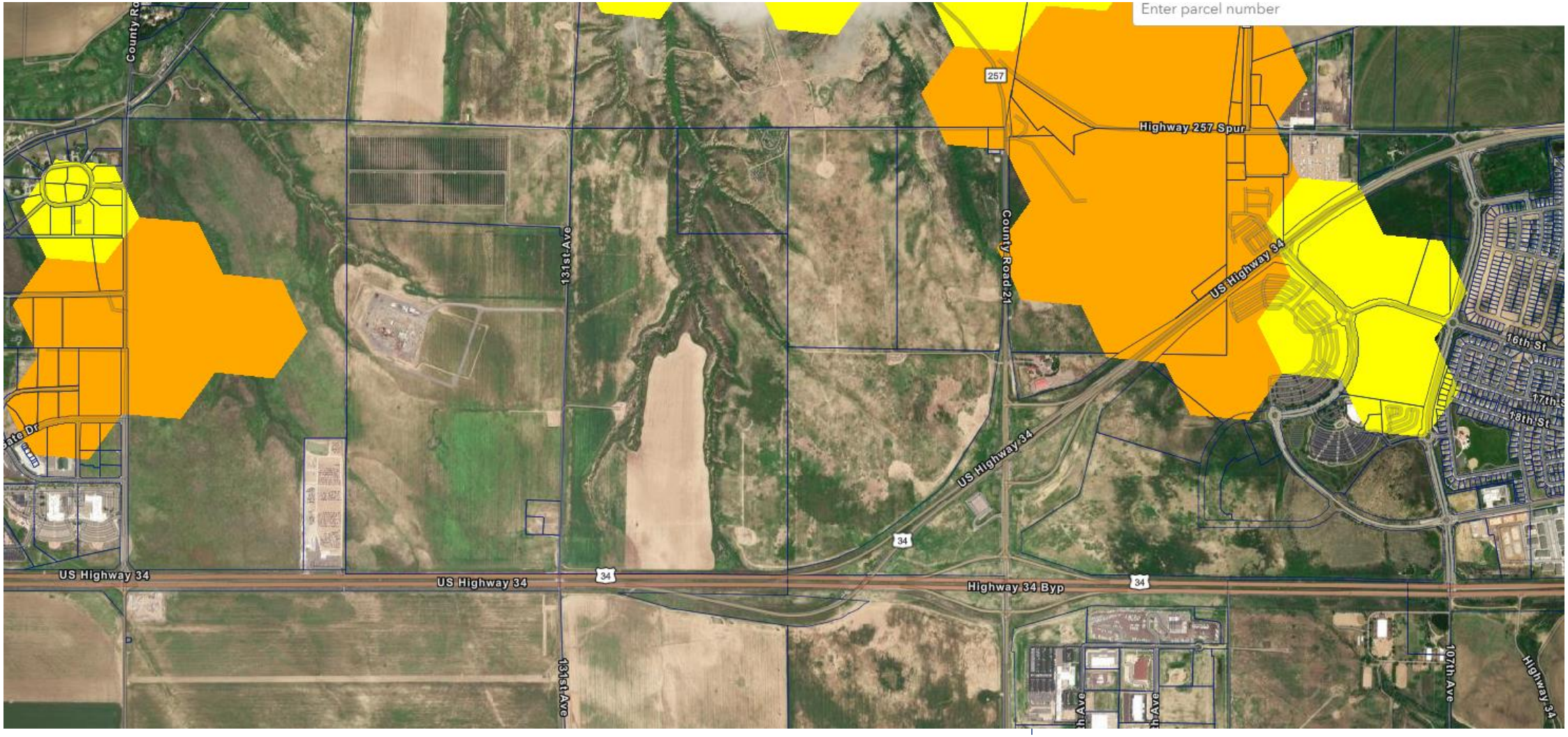
- Consistent with Class 1
- Additional Class 2 Requirements:
  - Zone 2 – 5’-30’ from a structure
  - Zone 3 – 30’-100’ from a structure
  - Addresses shrub and tree spacing



Poudre River Ranch



West Greeley



Council Agenda Summary

March 17, 2026
Key Staff Contact: Heidi Leatherwood, City Clerk

Title:

Appointments to Boards and Commissions - Civil Service Commission, Commission on Disabilities and Stormwater Board

Summary:

The City's Code and the City Council policies set forth the board and commission appointment and removal provisions. Council appoints board or commission members by written ballot during a council meeting.

Board and commission members may be appointed based on a variety of criteria and may include the following:

- Councilmember(s) recommendations resulting from interviews with each board or commission applicant
- Recommendation from a chair of a board or commission
- Existing board or commission members may continue to serve in their positions until their successors are appointed
- Council will fill a vacant position for the unexpired term of a member whose position becomes vacant

Council appointments are needed due to vacancies and expiring terms for the Civil Service Commission, the Commission on Disabilities and the Stormwater Board.

New applicants were interviewed by two council members on March 6, 2026. Interviews are conducted on a monthly basis by two council members for applicants who have applied to fill open vacancies or expiring terms.

Fiscal Impact:

Does this item create a fiscal impact on the City of Greeley? No

Legal Issues:

The City Attorney's Office reviewed the applications and advised of potential conflicts of interest. It should be noted that there is a possibility that the applicants currently serve as a volunteer on a board or commission besides the one they are applying to. It is also important to point out to the applicants that there are always potential conflicts that exist with business and investments, current jobs or relatives and family members coming before the Board or Commission. Should such conflicts arise, the Board or

Commission member simply recuses themselves from that particular item. Such a potential conflict does not preclude anyone from serving on a Board or Commission in general, just that particular agenda item.

Other issues and Considerations:

None

Strategic Focus Area:

Business Growth
Community Vitality
High-Performance Government
Housing For All
Infrastructure and Mobility
Quality of Life
Safe and Secure Communities

Decision Options:

1. Appoint or reappoint the individuals to serve on an applicable board or commission
2. Direct staff to re-advertise applicable vacancy

Council's Recommended Action:

No motion is necessary. The City Council's Policies and Protocol authorize appointment of Board and Commission members by written ballot, which can be used in lieu of a motion or voice vote for individual or multiple appointments. This policy was adopted by Council as a time-savings measure. Accordingly, a ballot is attached for Council's use in making appointments. Candidates receiving a majority vote (at least 4 votes) are appointed with no further action needed by Council.

Attachments:

1. Sample Ballot

City of Greeley
Boards & Commissions
Appointment Ballot
March 17, 2026

Applicants for the boards and/or commissions listed below are in alphabetical order and recommendations from the interview team are shown in bold. Virtual interviews are customarily held on the second week of each month, and appointments are decided during the second City Council meeting (third week of the month).

********** BALLOT **********

Civil Service Commission
1 Position: 6 Year Term
____ **CHRIS GARCIA**
____ (Recruit for Additional Applicants)

Stormwater Board
1 Position: 3 Year Term
____ Chris Garcia
____ **ZACHARY ARMSTRONG**
____ (Recruit for Additional Applicants)

Commission on Disabilities
1 Position: 3 Year Term
____ **JENNIFER REMMERS**
____ Sara Myers
____ (Recruit for Additional Applicants)

Council Agenda Summary

Title:

Motion authorizing the City Attorney to prepare any required resolutions, agreements, and ordinances to reflect action taken by the City Council at this meeting and any previous meetings, and authorizing the Mayor and City Clerk to sign all such resolutions, agreements, and ordinances

Council Agenda Summary

Title:

Scheduling of Meetings, Other Events

Summary:

During this portion of the meeting the City Manager or City Council may review the attached Council Calendar or Planning Calendar and Schedule for City Council Meetings and Work Sessions and make any necessary changes regarding any upcoming meetings or events.

Attachments:

Council Meetings and Other Events Calendar
Council Meeting and Work Session Schedule

Council Meetings and Other Events Calendars

March 16 – April 10, 2026

Tuesday, March 17, 2026

- City Council Meeting 6 p.m. City of Greeley Council Chambers (1001 11th Ave Greeley CO 80631)

Wednesday, March 18, 2026

- 2026 Greeley Day at the Capitol 8 a.m. Colorado State Capitol (200 E Colfax Ave, Denver, CO 80203)

- Water & Sewer Board Meeting 2 p.m. City of Greeley Council Chambers (1001 11th Ave Greeley CO 80631)

Thursday, March 19, 2026

- Downtown Development Authority 7:30 a.m. (802 9th Street, Greeley CO 80631)

- Airport Authority 3:00 p.m. Greeley-Weld Airport (600 Airport Road, Greeley CO 80631)

Monday, March 23, 2026

- Greeley Chamber of Commerce 11:30 a.m.

Tuesday, March 24, 2026

- City Council Work Session Meeting 6 p.m. City of Greeley Council Chambers (1001 11th Ave Greeley CO 80631)

Thursday, April 2, 2026

- Island Grove Advisory Board 3:30 p.m. (600 N. 14th Ave Greeley CO 80631)

- North Front Range MPO Meeting 6 p.m. Fort Collins Colorado River Community Room (222 LaPorte Avenue Fort Collins, CO 80521)

Tuesday, April 7, 2026

- City Council Meeting 6 p.m. City of Greeley Council Chambers (1001 11th Ave Greeley CO 80631)

2026 Council Meeting/Work Session Agenda Items Schedule

	03/9/2026	
	This schedule is subject to change	
March 24, 2026 City Council Work Session		
	Legislative Update	Staycie McNamara
	Stormwater Program Manager General Contractor (PMGC) Update	Adam Prior
	Council Vacancy Appointment Process- Tentative	Heidi Leatherwood/Stacey Aurzada
	Spin Pilot & Micromobility Update	Hanna Feldmann/Bret Naber
April 7, 2026 City Council Meeting		
	Proclamation - Holocaust Remembrance Month	Mayor
	Proclamation - Victims' Rights Week	Mayor
	Proclamation - Law Enforcement Property and Evidence Tech Week	Mayor
	Resolution - Citizen oversight committee regarding the West Greeley Catalyst Project	Bret Naber
	Minutes - March 10 WS; March 17 Regular Meeting	Heidi Leatherwood
	Resolution - Appointment - Weld County for Island Grove Advisory Board	Jennifer Middleton
	Resolution - Appointment - District 6 Human Relations Commission	Jennifer Middleton
	Resolution - Approval for Design Services Calabaza Park	Diana Frick
	Resolution - 10th Street TIF Boundary Amendment	Don Threewitt
	Resolution - MOU with West Greeley GID's and Water and Sewer Enterprises	Sean Chambers
	Resolution - Development Agreement with Richmark Vertikal	Kelli Johnson
	Resolution - Land Exchange Agreement	Kelli Johnson
	Resolution - Comprehensive Financial Policies	Kirk Jones
	Intro & 1st Rdg Ord - Appropriation of 2026	Nathan Mosley
	Intro & 1st Rdg Ord - Setting forth procedure for City Appointments to 501 (c)(3) Board (Hold)	John Herge/Bret Naber
	Intro & 1st Rdg Ord - Reappointment of Municipal Judge Mark Gonzales	Martha Lanaghen
	Intro & 1st Rdg Ord - Water Revenue Improvement Revenue Bonds Series 2026	Robert Miller
	Intro & 1st Rdg Ord - First-Lien Sewer Improvement Revenue Bonds Series 2026	Robert Miller
	Intro & 1st Rdg Ord - West Lowell Annexation/Zoning	Michael Franke/Don Threewitt
	Intro & 1st Rdg Ord - Development Code Amendment West Greeley GID Inclusion Area	Caleb Jackson
	PH & 2nd Rdg Ord - amending Title 16, Chapter 1, and Title 20, Chapter 3 or the Greeley Municipal Code Relating to references to City Hall	Kelli Johnson
April 14, 2026 City Council Work Session		
	Code Compliance Process Improvement Update	Buxton Demers
	Weld County Hazard Mitigation	Dom Tatti/ Peter Perez
	Moral Obligation and Appropriation Pledge	John Herge/Bret Naber
	City Image and Branding Update	Winna Ironkwe
	Civic Campus Project Update	Kelli Johnson
April 21, 2026 City Council Meeting		
	Minutes - March 24 WS; April 7 Regular Meeting	Heidi Leatherwood
	Resolution - Weld County Hazard Mitigation	Dom Tatti/ Peter Perez
	Resolution - Affordable Housing Incentive Policy	Deb Callies
	Resolution - Approving Moral Obligation and Appropriation Pledge	John Herge/Bret Naber
	PH & 2nd Rdg Ord - Setting forth procedure for City Appointments to 501 (c)(3) Board (Hold)	John Herge/Bret Naber
	Resolution - Council Appointments to 501 (c)(3) board (tentative)	John Herge/Bret Naber
	Intro & 1st Rdg Ord - Great Western Industrial Park Annexation No. 1	Michael Franke/Don Threewitt
	Intro & 1st Rdg Ord - Great Western Industrial Park Annexation No. 2	Michael Franke/Don Threewitt
	Intro & 1st Rdg Ord - Great Western Industrial Park Annexation No. 3	Michael Franke/Don Threewitt
	Intro & 1st Rdg Ord - Great Western Industrial Park Annexation No. 4	Michael Franke/Don Threewitt
	Intro & 1st Rdg Ord - Great Western Industrial Park Annexation No. 5	Michael Franke/Don Threewitt
	Intro & 1st Rdg Ord - Great Western Industrial Park Annexation No. 6	Michael Franke/Don Threewitt
	Intro & 1st Rdg Ord - Great Western Industrial Park Annexation No. 7	Michael Franke/Don Threewitt
	Intro & 1st Rdg Ord - Great Western Industrial Park Annexation No. 8	Michael Franke/Don Threewitt
	Intro & 1st Rdg Ord - Great Western Industrial Park Annexation No. 9	Michael Franke/Don Threewitt
	Intro & 1st Rdg Ord - Great Western Industrial Park Annexation No. 10	Michael Franke/Don Threewitt
	Intro & 1st Rdg Ord - Great Western Industrial Park Annexation No. 11	Michael Franke/Don Threewitt
	Intro & 1st Rdg Ord - Great Western Industrial Park Annexation No. 12	Michael Franke/Don Threewitt
	Intro & 1st Rdg Ord - Great Western Industrial Park Annexation No. 13	Michael Franke/Don Threewitt
	Intro & 1st Rdg Ord - Great Western Industrial Park Annexation No. 14	Michael Franke/Don Threewitt
	Intro & 1st Rdg Ord - Great Western Industrial Park Annexation No. 15	Michael Franke/Don Threewitt
	PH & 2nd Rdg Ord - Appropriation of 2026	Nathan Mosley
	PH & 2nd Rdg Ord - Reappointment of Municipal Judge Mark Gonzales	Martha Lanaghen
	PH & 2nd Rdg Ord - Water Revenue Improvement Bonds Series 2026	Robert Miller

	PH & 2nd Rdg Ord - First-Lien Sewer Improvement Revenue Bonds Series 2026	Robert Miller
	PH & 2nd Rdg Ord - West Lowell Annexation/Zoning	Michael Franke/Don Threewitt
	PH & 2nd Rdg Ord - Development Code Amendment West Greeley GID Inclusion Area	Caleb Jackson
April 28, 2026 City Council Work Session		
	Eastside Area Plan Update	Doug May/Don Threewitt
	Q2 Finance/Budget Update	Robert Miller/Nathan Mosley
	Follow Up CPRD Combining Boards	Megan Weiler/Diana Frick
	Private Activity Bond Fee Structure	Deb Callies
May 5, 2026 City Council Meeting		
	Proclamation - Small Business Week	Mayor
	Proclamation - Economic Development Week	Mayor
	Proclamation - Mental Health Month	Mayor
	Minutes - April 14 WS; April 21 Regular Meeting	Heidi Leatherwood
	Resolution - Eligibility Hearing for Great Western Industrial Park Annexation No. 1	Michael Franke/Don Threewitt
	Resolution - Eligibility Hearing for Great Western Industrial Park Annexation No. 2	Michael Franke/Don Threewitt
	Resolution - Eligibility Hearing for Great Western Industrial Park Annexation No. 3	Michael Franke/Don Threewitt
	Resolution - Eligibility Hearing for Great Western Industrial Park Annexation No. 4	Michael Franke/Don Threewitt
	Resolution - Eligibility Hearing for Great Western Industrial Park Annexation No. 5	Michael Franke/Don Threewitt
	Resolution - Eligibility Hearing for Great Western Industrial Park Annexation No. 6	Michael Franke/Don Threewitt
	Resolution - Eligibility Hearing for Great Western Industrial Park Annexation No. 7	Michael Franke/Don Threewitt
	Resolution - Eligibility Hearing for Great Western Industrial Park Annexation No. 8	Michael Franke/Don Threewitt
	Resolution - Eligibility Hearing for Great Western Industrial Park Annexation No. 9	Michael Franke/Don Threewitt
	Resolution - Eligibility Hearing for Great Western Industrial Park Annexation No. 10	Michael Franke/Don Threewitt
	Resolution - Eligibility Hearing for Great Western Industrial Park Annexation No. 11	Michael Franke/Don Threewitt
	Resolution - Eligibility Hearing for Great Western Industrial Park Annexation No. 12	Michael Franke/Don Threewitt
	Resolution - Eligibility Hearing for Great Western Industrial Park Annexation No. 13	Michael Franke/Don Threewitt
	Resolution - Eligibility Hearing for Great Western Industrial Park Annexation No. 14	Michael Franke/Don Threewitt
	Resolution - Eligibility Hearing for Great Western Industrial Park Annexation No. 15	Michael Franke/Don Threewitt
	PH & 2nd Rdg Ord - Great Western Industrial Park Annexation No. 1	Michael Franke/Don Threewitt
	PH & 2nd Rdg Ord - Great Western Industrial Park Annexation No. 2	Michael Franke/Don Threewitt
	PH & 2nd Rdg Ord - Great Western Industrial Park Annexation No. 3	Michael Franke/Don Threewitt
	PH & 2nd Rdg Ord - Great Western Industrial Park Annexation No. 4	Michael Franke/Don Threewitt
	PH & 2nd Rdg Ord - Great Western Industrial Park Annexation No. 5	Michael Franke/Don Threewitt
	PH & 2nd Rdg Ord - Great Western Industrial Park Annexation No. 6	Michael Franke/Don Threewitt
	PH & 2nd Rdg Ord - Great Western Industrial Park Annexation No. 7	Michael Franke/Don Threewitt
	PH & 2nd Rdg Ord - Great Western Industrial Park Annexation No. 8	Michael Franke/Don Threewitt
	PH & 2nd Rdg Ord - Great Western Industrial Park Annexation No. 9	Michael Franke/Don Threewitt
	PH & 2nd Rdg Ord - Great Western Industrial Park Annexation No. 10	Michael Franke/Don Threewitt
	PH & 2nd Rdg Ord - Great Western Industrial Park Annexation No. 11	Michael Franke/Don Threewitt
	PH & 2nd Rdg Ord - Great Western Industrial Park Annexation No. 12	Michael Franke/Don Threewitt
	PH & 2nd Rdg Ord - Great Western Industrial Park Annexation No. 13	Michael Franke/Don Threewitt
	PH & 2nd Rdg Ord - Great Western Industrial Park Annexation No. 14	Michael Franke/Don Threewitt
	PH & 2nd Rdg Ord - Great Western Industrial Park Annexation No. 15	Michael Franke/Don Threewitt
May 12, 2026 City Council Work Session		
	CPRD Fee Study	Diana Frick

Council Agenda Summary

Title
Adjournment