

Planning Commission Agenda

Regular Meeting

Tuesday June 27, 2023 at 1:15 p.m.

City Council Chambers-City Center South

1001 11th Ave, Greeley, CO 80631

Zoom Webinar Link:

<https://greeleygov.zoom.us/j/86953823667>

NOTICE:

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

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

Watch Meetings:



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



Meetings are livestreamed on YouTube at youtube.com/CityofGreeley

Comment in Real Time:



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

Submit Written Comments:



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



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

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

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



Planning Commission

June 27, 2023 at 1:15 PM
1001 11th Avenue, City Center South, Greeley, CO 80631

Agenda

1. Call to Order
2. Roll Call
3. Approval of the Agenda
4. Approval of the May 9, 2023 Planning Commission Meeting Minutes
5. A public hearing to consider a request from Charles Keirnes to annex 160.62 acres of land located north of AA Street, west of County Road 35, and west of Seeley Lake, into the City of Greeley (ANX2022-0001 - ANX2022-0005)
6. A public hearing to considering a request from Charles Keirnes to establish zoning of approximately 160.62 acres of newly annexed land located north of AA street, west of County Road 35, and west of Seeley Lake (ZON2022-0008)
7. Discussion: Planning Commission meeting times
8. Staff Report
9. Adjournment

City of Greeley, Colorado
PLANNING COMMISSION PROCEEDINGS
May 9, 2023

1. Call to Order

Chair Yeater called the meeting to order at 1:18 PM.

2. Roll Call

The hearing clerk called the roll.

PRESENT

Acting Chair Erik Briscoe
Commissioner Christian Schulte
Commissioner Louisa Andersen
Commissioner Brian Franzen
Commissioner Larry Modlin

ABSENT

Chair Justin Yeater
Commissioner Jeff Carlson

3. Approval of Agenda

There were no corrections or additions to the agenda. The agenda was approved as presented.

4. Approval of April 25, 2023, Minutes

Commissioner Modlin moved to approve the minutes dated April 25, 2023, Commissioner Franzen seconded the motion. Motion carried 5-0. (Chair Yeater and Commissioner Carlson absent)

5. Presentation and Acknowledgement of the City of Greeley Integrated Water Resource Master Plan

Sean Chambers, Water and Sewer Director, stated that this is an update to the water resource plan that looks at a long-range variety of future scenarios. Mr. Chambers proposed the question of how we should prepare ourselves today and through our future actions and behaviors in order to be ready to meet the challenges of tomorrow. Their update incorporated the Terry ranch asset which discussed when it should be brought online and how it fits with the other components of our system. Mr. Chambers explained there's a tremendous amount of modeling and scientific analysis that went into how their plan was developed. He then stated he believes they've developed an appropriate tool to make sure that the City of Greeley is prepared for a future of 115,000 people today but planning to grow to a quarter million and beyond.

Kelen Dowdy, Water Resource Manager, explained that the Integrated Water Resource Master Plan is a guidance document that staff and policymakers can utilize to make sure they are providing sustainable and affordable water supplies. The near-term system is incredibly robust and resilient; however, they need to continue strategic investment in infrastructure, storage, and acquisitions. She stated that the Terry Ranch project provides a drought resilient long term water supply to the Greeley citizens. Ms. Dowdy also stated that their team will be producing an annual review of adaptive plan management pieces each year and reporting back to the water board.

A discussion was then held between the Commissioners and the presenters from the water department.

6. Staff Report

Don Threewitt, Interim Director of Community Development, stated the next two Planning Commission meetings have both been cancelled but after that time there will be several upcoming annexations and a few other land use cases planned.

7. Adjournment

With no further business before the Commission, Acting Chair Briscoe adjourned the meeting at 2:11 PM.

Eric Briscoe, Acting Chair

Don Threewitt, Interim Community Development Director

Planning Commission Agenda Summary

June 27, 2023

Key Staff Contact: Doug May, Planner III, 970-350-9784

Title:

Public hearing to consider a request to annex five (5) properties totaling 160.62 acres, collectively known as Seeley Lake annexation.

Summary:

CB Keirnes Land Company LLC has submitted petitions to the City of Greeley for annexation of five (5) properties totaling 160.62 acres located in the East Half of Section 23, and the Northeast Quarter of Section 26, Township 6 North, Range 66 West of the Sixth Principal Meridian, County of Weld, State of Colorado, generally located north of AA Street and west of Seeley Lake. Staff finds the Petitions for Annexation are in substantial compliance with the requirements of C.R.S. § 31-12-107. Additionally, staff have reviewed the Petitions for compliance with annexation requirements contained in C.R.S. §§ 31-12-104 and 31-12-105 and finds that the Petitions meet the legal requirements of those sections.

Recommended Action:

Approval

1. Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Seeley Lake Annexation #1, File number ANX2022-0001 meets the required Development Code criteria of Section 24-214.c.2.(a-e); and recommend approval of the Seeley Lake Annexation #1 to the City Council.
2. Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Seeley Lake Annexation #2, File number ANX2022-0002 meets the required Development Code criteria of Section 24-214.c.2.(a-e); and recommend approval of the Seeley Lake Annexation #2 to the City Council.
3. Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Seeley Lake Annexation #3, File number ANX2022-0003 meets the required Development Code criteria of Section 24-214.c.2.(a-e); and recommend approval of the Seeley Lake Annexation #3 to the City Council.
4. Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Seeley Lake Annexation #4, File number ANX2022-0004 meets the required Development Code criteria of Section 24-214.c.2.(a-e); and recommend approval of the Seeley Lake Annexation #4 to the City Council.
5. Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Seeley Lake Annexation #5, File number ANX2022-0005 meets the required Development Code criteria of Section 24-

214.c.2.(a-e); and recommend approval of the Seeley Lake Annexation #5 to the City Council.

Attachments:

Attachment A – Vicinity Map

Attachment B – Annexation Plats

Attachment C – Site Analysis Map

Attachment D – Annexation Impact Report

PLANNING COMMISSION SUMMARY

ITEM: Annexation of 160.62 acres of land located north of AA Street and west of Seeley Lake.

FILE NUMBERS: ANX2022-0001, ANX2022-0002, ANX2022-0003, ANX2022-0004, ANX2022-0005

PROJECT: Seeley Lake Annexation

LOCATION: Various Properties – North of AA Street and west of Seeley Lake

APPLICANT: Charles Keirnes

CASE PLANNER: Doug May, Planner III

PLANNING COMMISSION HEARING DATE: June 27, 2023

PLANNING COMMISSION FUNCTION:

Review the proposed annexation for compliance with Section 24-214 of the Greeley Development Code and make a recommendation to the City Council.

EXECUTIVE SUMMARY

Charles Keirnes considering and initiating a request for approval of a serial annexation, which consists of five separate annexations totaling 160.62 acres, located north of AA Street and west of Seeley Lake (*see Attachments A – Vicinity Map and Attachment B – Annexation Plat*).

A. REQUEST

Charles Keirnes is requesting approval of a serial annexation known as the Seeley Lake Annexation.

B. STAFF RECOMMENDATION

Approval

C. LOCATION

Abutting Zoning:

North: A – Agricultural (Weld County), PUD – Planned Unit Development (Weld County)

East: R-1 – Residential (Weld County)

South: R-1 – Residential (Weld County)

West: A – Agricultural (Weld County), RH – Residential High Density (City of Greeley)

Surrounding Land Uses:

North: Agriculture

South: Agriculture

East: Seeley Lake, Residential

West: Agriculture, Residential

Site Characteristics:

The serial annexation area consists of five pieces totaling 160.62 acres of land. The site is generally flat, gradually sloping from the northwest to the southeast. The parcels are undeveloped agricultural land. There is a small barn/garage located on parcel #080523300028 (*see Attachments C – Site Analysis Map and Attachment F – Site Photos*).

Minimum Contiguity:

Required 16.67%
Provided 19.06% (combined)
ANX2022-0001 – 16.78%
ANX2022-0002 – 16.68%
ANX2022-0003 – 16.7%
ANX2022-0004 – 16.77%
ANX2022-0005 – 28.39%

D. BACKGROUND

The subject area, consisting of 160.62 acres, is composed of five pieces; three of which consist of the right-of-way of AA Street, one parcel containing a small barn/garage and two vacant parcels of land (*see Attachments B – Annexation Plat*).

Colorado Revised Statutes §31-12-104 and §31-12-105 establish the legal requirements for annexation, and include: (1) not less than one-sixth (1/6) of the perimeter of the area proposed to be annexed is contiguous with the City of Greeley; (2) a community of interest exists between the territory proposed to be annexed and the City of Greeley; (3) the territory sought to be annexed is urban or will be urbanized in the near future and; (4) the territory sought to be annexed is integrated or is capable of being integrated with the City of Greeley. The City Attorney's Office has determined the proposal meets the statutory requirements to be considered for annexation, and City Council adopted a resolution June 6, 2023, making a finding to this effect, and the ordinance was introduced at the first reading with City Council on June 20, 2023, and the final reading is scheduled for August 1, 2023.

In conjunction with the annexation, the applicant proposes to establish H-A (Holding Agriculture) Zone District (File No. ZON2022-0003) for the subject property. The establishment of zoning will be considered as a separate hearing item and must, per state statutes, take place within 90 days of the annexation.

Colorado State Statute requires municipalities to provide an annexation impact report to the Board of County Commissioners for all annexations in excess of ten (10) acres in size. This report was prepared and forwarded to the Weld County Board of County Commissioners.

E. KEY ISSUES and ANALYSIS/APPROVAL CRITERIA

The Commission shall consider comment from review agencies and offices, the staff recommendation, citizen comments, and the following criteria in taking action to recommend approval, denial, or to table the annexation for future consideration.

1. **The proposed annexation is in conformance with the Comprehensive Plan.**
The following Imagine Greeley: The City of Greeley Comprehensive Plan, 2018 policies apply to this request:

Comprehensive Plan Policies & Objectives:

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

Staff Comment: The majority of the land within the annexation area is presently undeveloped. The subject site is within the Long Range Expected Growth Area shown on the comprehensive plan, which is the area where the City supports annexation to accommodate future urban development. The majority of the land within the annexation area is presently undeveloped. No specific plans for the site are proposed at the time of annexation.

The request complies with this criterion.

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

Staff Comment: The proposed annexations have 19.06% combined contiguity with existing municipal limits which meets the State of Colorado one-sixth (16.67%) contiguity standard regarding annexations.

The annexations provide growth in the north-central part of Greeley, which has not grown as much as the western portion of Greeley. It provides balance to the City's growth and land use pattern.

The request complies with this criterion.

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

Staff Comment: As previously stated, wastewater, water, and storm sewer lines will need to be extended to the subject area to serve any development there. If annexed, the subject site would be served by the Greeley Fire Department and the City of Greeley Police Department.

The request complies with this criterion.

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

Staff Comment: The annexation exceeds the State's one-sixth contiguity requirements. This property's inclusion will also help provide a continual and rational boundary by filling in gaps of unincorporated land that are within the Long Range Expected Growth Area.

The request complies with this criterion.

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

Staff Comment: There are no current plans to develop the property at this time and it will continue to be utilized in its current state. In the future, it is anticipated that the property will be developed with single-family residential uses.

In the event the subject site develops in the future, subsequent plans will be required to comply with the City's Development Code and will be required to comply with Adequate Public Facilities requirements.

The establishment of zoning will be considered as a separate request following a successful annexation. This proposal complies with this criterion.

This request complies with his criterion.

F. PHYSICAL SITE CHARACTERISTICS

1. SUBDIVISION HISTORY

The subject property was created through recorded exemption plats in unincorporated Weld County, platted in 2010 (rec. no. 3740825), which created 'Lot A' and 'Lot B', presently parcel numbers 080523300029 and 080523300028. A second recorded exemption plat from 2016 created 'Lot D', presently parcel number 080523400008.

2. HAZARDS

There are no known hazards in the annexation area. It is not located within a mapped floodplain and the topography is mostly flat.

3. WILDLIFE

According to the City of Greeley's Areas of Ecological Significance map, Seeley Lake and the area immediately around it are in an area of 'high' ecological significance, which are areas that contain significant natural features which would be severely and negatively

compromised by development. This will need to be taken into consideration with any proposed development in the area.

4. FLOODPLAIN

The annexation area is not in the floodway or floodplain as identified by Federal Emergency Management Administration (FEMA) flood data. No change is expected to this area as a result of this annexation request.

5. DRAINAGE AND EROSION

The existing drainage patterns are expected to continue to follow the existing lay of the land. Drainage patterns would be examined in greater detail through any future land use requests.

6. TRANSPORTATION

The proposed annexation is directly north of AA Street, which functions as a minor arterial, and directly west of 35th Avenue/ WCR 35, which functions as a major arterial. Annexing these parcels would allow more effective planning and development of these corridors, by management of adjacent land uses.

G. SERVICES

1. WATER

When water service is requested for this region as part of a development proposal, significant offsite extensions will be required unless other development has already made the extensions.

2. SANITATION

When sanitary sewer service is requested for this region as part of a development proposal, significant offsite extensions will be required unless other development has already made the extensions.

3. EMERGENCY SERVICES

The subject area is currently served by the Eaton Fire Protection District. With the successful annexation, the City of Greeley, on behalf of the property owners within the annexation area would be petitioned to withdraw from the Eaton Fire Protection District. The City of Greeley Fire Department would take over fire services for this area, once the properties are annexed. The closest fire station is approximately three (3) miles northwest of the subject site on 35th Avenue near 4th Street. The City of Greeley Police Department would also serve this area with the completion of the annexation. The nearest police station is approximately four (4) miles east of the subject area on 10th Street near 28th Avenue.

4. PARKS/OPEN SPACES

No public parks or public open space areas are proposed with this request. The nearest park or open space, the Poudre River Trail and Poudre Ponds, are approximately one (1) mile south of the annexation area.

5. SCHOOLS

No schools are proposed or located within the subject area. The proposed annexation area is within the Eaton School District boundary.

H. NEIGHBORHOOD IMPACTS

1. VISUAL

No known visual impacts would be created by this annexation. The area would remain in the current condition until future land use development is proposed, which would be reviewed for compliance with the City of Greeley's Development Code.

2. NOISE

It is not anticipated that the proposed annexation would create any significant increase in noise. Any potential noise created by this development would be regulated by the Municipal Code once the annexation process is completed.

I. COST-BENEFIT ANALYSIS

The properties within the annexation area are anticipated to be zoned H-A (Holding Agriculture) zoning. Other than property taxes, revenue would not be realized until future development occurs.

Future development would be reviewed in accordance with and required to meet, the applicable City of Greeley Development Code standards. Once under development, the property owner(s) would be required to pay development fees, extend any necessary City services to their property, and dedicate all appropriate rights-of-way and easements, if necessary, to serve the property.

The City would be responsible to provide fire and police services; however, due to the undeveloped and rural character of the neighborhood these services need are expected to be minimal.

Extensions to water and sewer facilities will be required at the time of future development, but would be borne by the developer/property owner.

Staff finds that the proposed annexation cost impacts would be minimal in nature and would relate only to Police and Fire protection services.

J. PUBLIC NOTICE AND COMMENT

Notices to surrounding property owners within 1000 ft. of the subject annexation area were mailed on May 30, 2022, per Development Code requirement. Four signs were posted on the site on June 5, 2023. A notice was posted to the City of Greeley website on June 12, 2023. To date, staff received 8 phone calls and 25 email from nearby residents who had concerns regarding potential development in the area and its impact on infrastructure, open space, wildlife, traffic concerns, crime and crime concerns.

K. PLANNING COMMISSION RECOMMENDED MOTIONS

1. Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Seeley Lake Annexation #1, File number ANX2022-0001 meets

the required Development Code criteria of Section 24-214.b.2.(a–e); and recommend approval of the Seeley Lake Annexation #1 to the City Council.

2. Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Seeley Lake Annexation #2, File number ANX2022-0002 meets the required Development Code criteria of Section 24-214.b.2.(a–e); and recommend approval of the Seeley Lake Annexation #2 to the City Council.
3. Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Seeley Lake Annexation #3, File number ANX2022-0003 meets the required Development Code criteria of Section 24-214.b.2.(a–e); and recommend approval of the Seeley Lake Annexation #3 to the City Council.
4. Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Seeley Lake Annexation #4, File number ANX2022-0004 meets the required Development Code criteria of Section 24-214.b.2.(a–e); and recommend approval of the Seeley Lake Annexation #4 to the City Council.
5. Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Seeley Lake Annexation #5, File number ANX2022-0005 meets the required Development Code criteria of Section 24-214.b.2.(a–e); and recommend approval of the Seeley Lake Annexation #5 to the City Council.

ATTACHMENTS

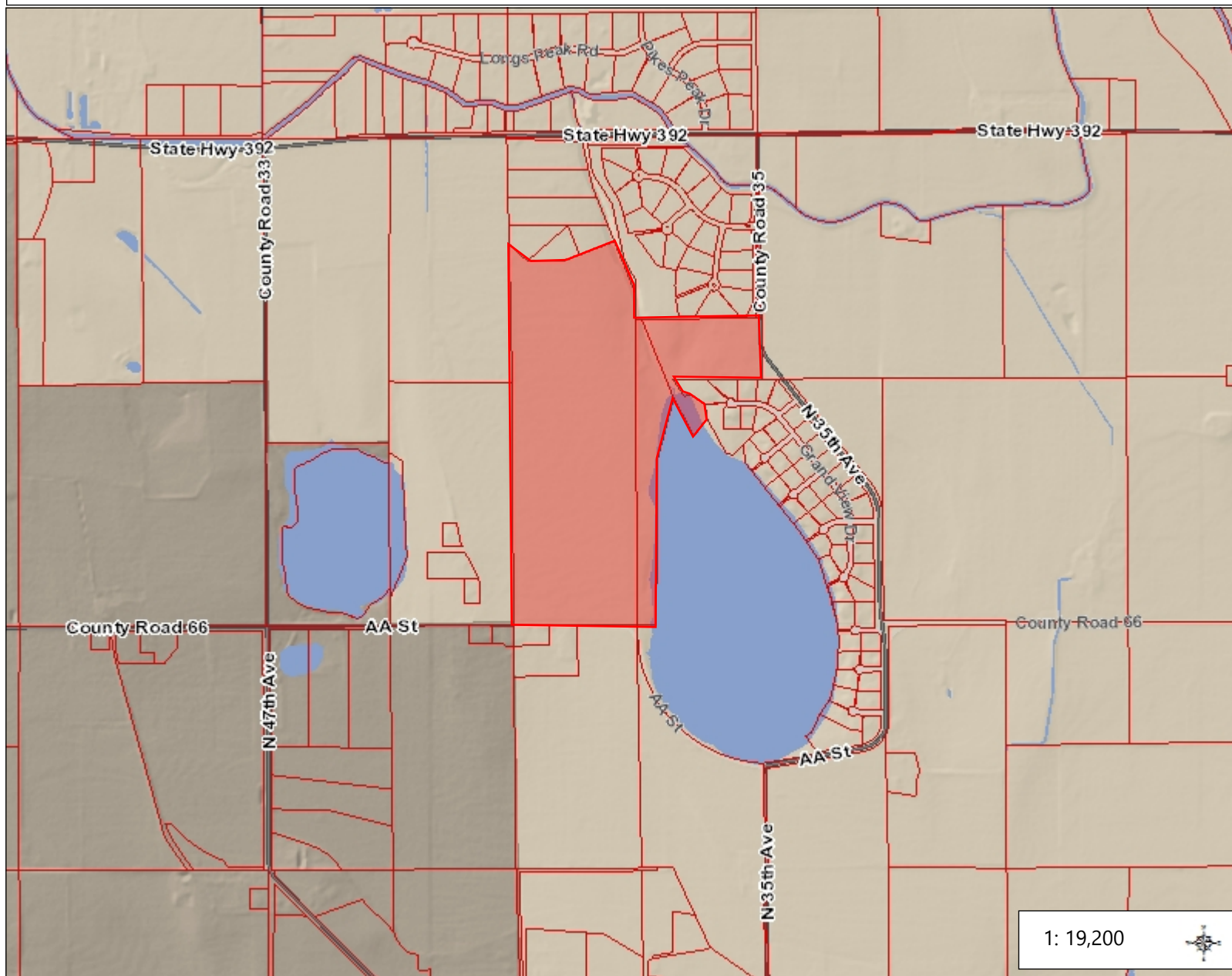
Attachment A – Vicinity Map

Attachment B – Annexation Plats

Attachment C – Site Analysis Map

Attachment D – Annexation Impact Report

Attachment E – Neighbor Comments



Legend

- City Voting Wards
- GreeleyBaseData.DBO.FIRMn
- Greeley Fire Response Areas
- Weld Subdivisions
- Colorado School Districts
- High School Attendance Areas
- Middle School Attendance Areas
- Elementary School Attendance Areas
- GreeleyBaseData.DBO.Parcel
- Greeley City Outline
- Other City Outlines
- Fire Stations
- Origin Cache Mask
- One Way Street
 - Elbow Lane; Alles Dr; 35 Av Ct; 9th Downtown
 - 10th Street; 9th Street
- Parcels
- Rail
- Building
- Building Shadow
- Pools
- Trailheads
- Trails
- Major Arterials
- Paved Roads

Notes

0.6 0 0.30 0.6 Miles

NAD_1983_HARN_StatePlane_Colorado_North_FIPS_0501_Feet
© City of Greeley GIS 6/16/2023

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION OR SURVEY PURPOSES

SITUATE IN THE EAST HALF OF SECTION 23, AND THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
±0.10 ACRES
ANX2022-0001

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

DRAWN BY: LHB

CHECKED BY: SJS

APPROVED BY: SJS

DATE: 2023.02.17

SCALE: 1" = 20'

PROJECT NO.:
P-22-9219

SHEET	OF
1	1

SEELEY LAKE ANNEXATION No. 1 SITE ANALYSIS

SITUATE IN THE EAST HALF OF SECTION 23, AND THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
±0.10 ACRES
ANX2022-0001

LINE LEGEND:

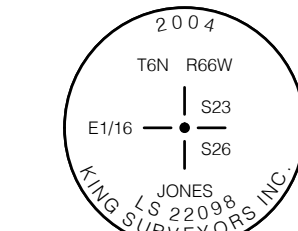
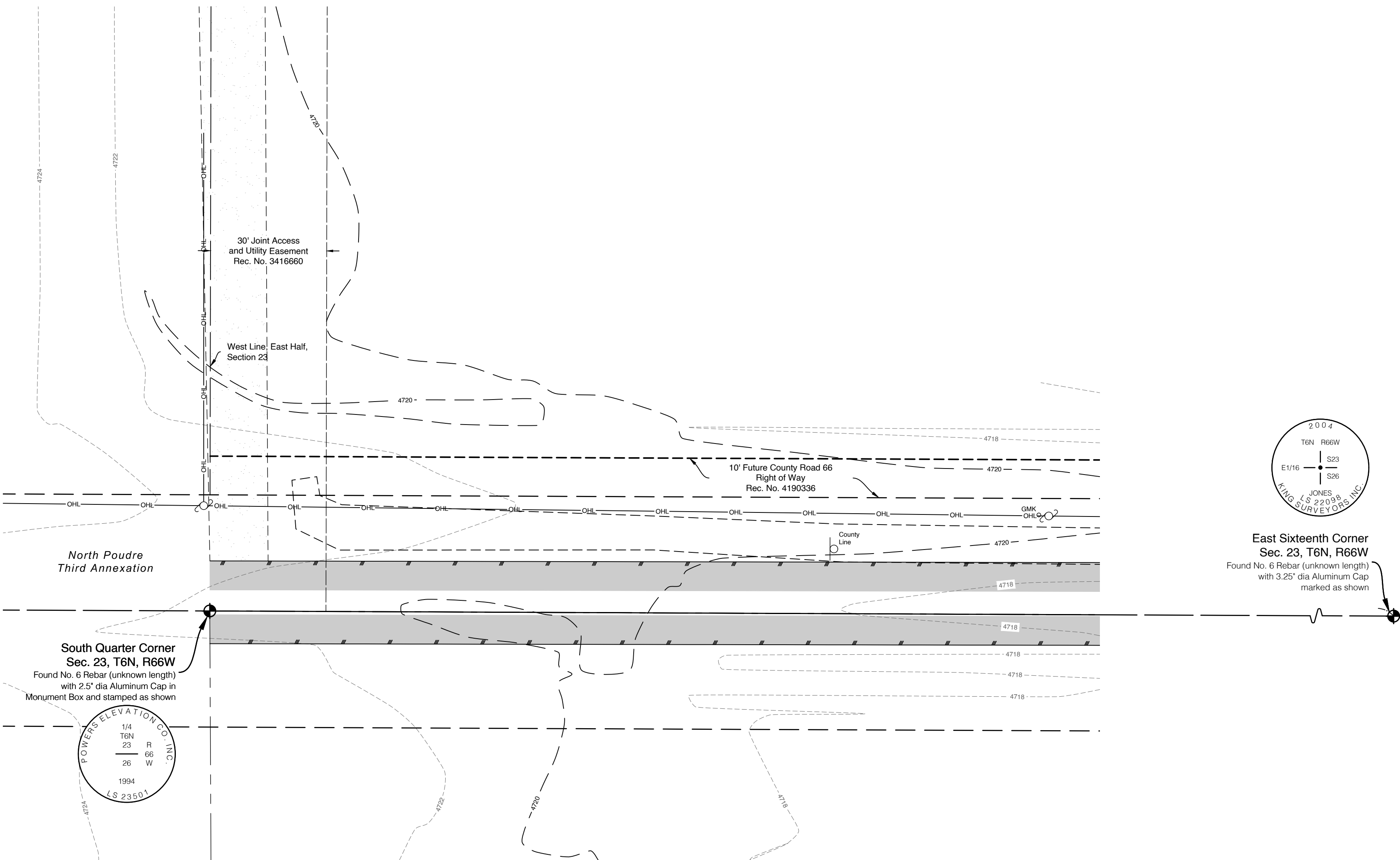
- Boundary Line
- Property Line
- Section Line
- Right of Way Line
- Future Right of Way Line
- Easement Line
- Edge of Dirt Road
- Edge of Asphalt Surface
- Overhead Utility Line
- Gas Line
- Contour Line - Major
- Contour Line - Minor

ABBREVIATION LEGEND:

N: North ±: Plus or Minus
E: East No.: Number
W: West Dia: Diameter
S: South LS: Land Surveyor
Rec.: Reception
GMK: Gas Warning Sign
ROW: Right of Way
Sec.: T N R W
Section Township Range

SYMBOL LEGEND:

○ = Sign
● = Utility Pole

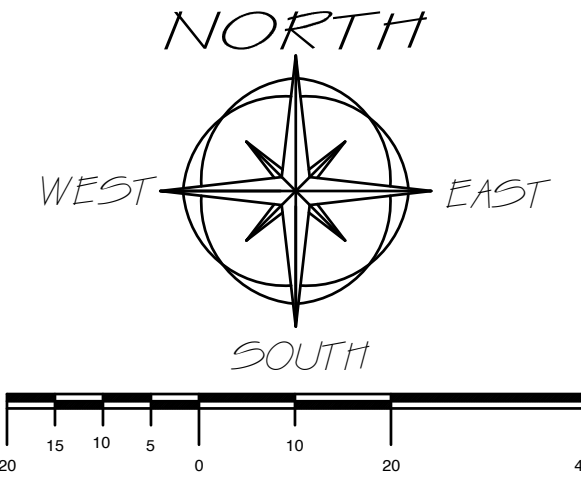


East Sixteenth Corner
Sec. 23, T6N, R66W
Found No. 6 Rebar (unknown length)
with 3.25" dia Aluminum Cap
marked as shown

PREPARED BY AND ON BEHALF OF:

INTERMILL LAND SURVEYING, INC.
1301 North Cleveland Avenue
Loveland, Colorado 80537
P: (970) 669-0516

Steven John Stencel
Colorado PLS No. 30462



STATEMENT OF LINEAR UNITS USED:
Linear Units Used for this survey - U.S. Survey Feet

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

INTERMILL LAND SURVEYING, INC.

1301 NORTH CLEVELAND AVENUE LOVELAND, COLORADO 80537 BUS: (970) 669-0516

TITLE: SEELEY LAKE ANNEXATION No. 1 ANX2022-0001

East Half Sec. 23, Northeast Qtr. Sec. 26, T6N, R66W, 6th P.M.
City of Greeley, County of Weld, Colorado

CLIENT:

Charles Keirnes
1813 61st Avenue, Suite 200
Greeley, CO 80634

DRAWN BY: LHB
CHECKED BY: SJS
APPROVED BY: SJS
DATE: 2022.10.26
SCALE: 1" = 20'

PROJECT NO.:
P-22-9219

SHEET OF
1 1

REVISIONS:	BY:	DATE:
Address Round 4 Comments and Final Internal Review	LHB	2023.02.16
Address Round 3 Comments	LHB	2022.12.09
Address Round 2 Comments from City of Greeley	LHB	2022.10.25
Address Round 1 Comments from City of Greeley	LHB	2022.08.30
Line Weight Changes per Request	LHB	2022.07.07
Reverse Annexation Due to Project Boundary Changes	LHB	2022.06.30

SEELEY LAKE ANNEXATION No. 2

SITUATE IN THE EAST HALF OF SECTION 23, AND THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

±0.41 Acres
ANX2022-0002

PROPERTY DESCRIPTION:

A Parcel of land located in the East Half of Section 23, and the Northeast Quarter of Section 26, Township 6 North, Range 66 West of the Sixth Principal Meridian, County of Weld, State of Colorado, being more particularly described as follows:

Considering the South Line of the West Half of said East Half of Section 23 as bearing South 89°45'07" East and with all bearings contained herein relative thereto:

COMMENCING at the South Quarter Corner of said Section 23; thence along the West Line of the East Half of Section 23 North 00°07'07" East 30.00 feet to the North Corner of Seeley Lake Annexation No. 1 ANX2022-0001 and the **TRUE POINT OF BEGINNING**;

Thence departing said West Line South 87°26'25" East 743.77 feet to a point on the South Line of the West Half of the East Half of said Section 23;

Thence South 87°56'08" West 743.43 feet to the South Corner of said Seeley Lake Annexation No. 1 ANX2022-0001 being also a point on the Corporate Boundary Line for the City of Greeley;

Thence along the South and North Lines of said Seeley Lake Annexation No. 1 being also along said Corporate Boundary Line for the City of Greeley the following two (2) courses and distances:

- North 78°36'22" East 148.66 feet to the East Corner thereof;
- North 78°08'11" West 149.00 feet to the **TRUE POINT OF BEGINNING**.

Said parcel contains 17,916 square feet or 0.41 acres, more or less, and is subject to all existing easements and/or rights of way of record.

PLANNING COMMISSION RECOMMENDATION:

Recommended / not recommended by the City of Greeley Planning Commission, this _____ day of _____, 2023.

PURPOSE STATEMENT:

This is the second in a series of five (5) annexations to incorporate Lots A and B of Recorded Exemption No. 0805-23-1 RE-5061 and Lot D of Recorded Exemption No. 0805-23-4 RECX15-0012 into the City of Greeley's municipal jurisdiction.

OWNER'S APPROVAL AND DEDICATION:

We, the undersigned, being sole owners to the land described herein, have caused said land to be laid out and annexed and rezoned under the name of SEELEY LAKE ANNEXATION No. 2 ANX2022-0001 and do hereby dedicate to the public forever all streets, alleys and utility easements as dedicated hereon. In compliance with the City of Greeley land use code and by contractual agreement, the landowners shall bear all expenses involved in improvements.

Owner: Keirnes Land Company LLC

Name and Title _____

NOTARY PUBLIC:

STATE OF COLORADO)
COUNTY OF _____) §

The forgoing instrument was acknowledged before me this _____ day of _____, 2023, by _____ as _____.

Witness my hand and official seal.

My commission expires: _____

Notary Public _____

ZONING INFORMATION:

Existing Weld County Zone R-1: Low Density Residential Zone

Proposed City of Greeley Zone H-A: Holding Agricultural Zone

LINE LEGEND:

- ===== = Annexation Boundary Line
- = City of Greeley Corporate Boundary Line
- = Section Line
- = Right of Way Line
- = Property Line

ANNEXATION TABLE:

Total Annexation Boundary Perimeter: 1,784.86 linear feet
Contiguous Length to existing City of Greeley Boundary: 297.66 linear feet
Total Allowable Perimeter (Contiguous x 6): 1,785.96 linear feet
Minimum one-sixth (1/6) of total Annexation perimeter: 297.48 linear feet

MAYOR'S CERTIFICATE:

Said Annexation Map has been accepted by the City of Greeley, Weld County, Colorado, and the territory designated hereon is made a part of the City of Greeley and included within the limits and jurisdiction thereof this _____ day of _____, A.D. 2023.

Mayor _____

ATTEST: _____

City Clerk

COMMUNITY DEVELOPMENT DIRECTOR:

Community Development _____ Date _____

ENGINEERING DEVELOPMENT REVIEW AND CIVIL INSPECTIONS MANAGER:

Construction must be in accordance with applicable City of Greeley construction standards. The City's acceptance shall not relieve the Design Engineer's responsibility for errors, omissions, or design deficiencies for which the City is held harmless.

EDR & Civil Inspections Manager _____ Date _____

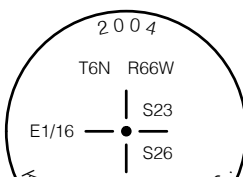
SURVEYOR'S CERTIFICATE:

I, Steven John Stencel, a Registered Professional Land Surveyor in the State of Colorado, do hereby certify that not less than one-sixth (1/6) of the perimeter of the area proposed to be annexed to the City of Greeley, Colorado, is contiguous with the boundaries of the annexing municipality, and that this annexation plat substantially complies with the Colorado Revised Statutes and the City of Greeley, Colorado codes appertaining thereto.

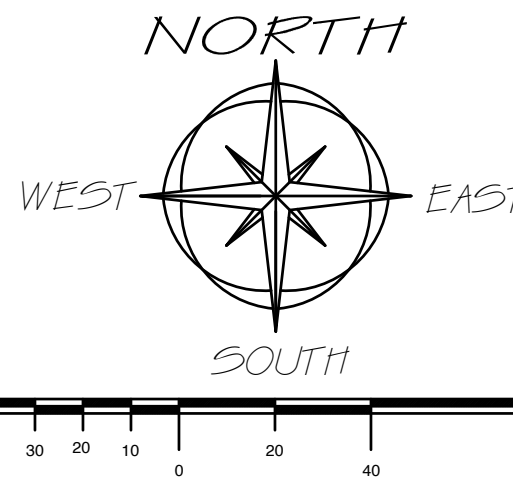
FOR AND ON BEHALF OF:
INTERMILL LAND SURVEYING, INC.
1301 N. Cleveland Ave.
Loveland, CO 80537
970-669-0516

Steven John Stencel
Colo. LS 30462
Date: _____

NOTICE: Per the State of Colorado Board of Licensure for Architects, Professional Engineers, and Professional Land Surveyors Rule 6.2.2(D) the word "certify" as used hereon means an expression of professional opinion and does not constitute a warranty or guarantee, expressed or implied. The survey represented hereon has been performed by me or under my direct supervision in accordance with applicable standards of practice and is based upon my knowledge, information and belief.



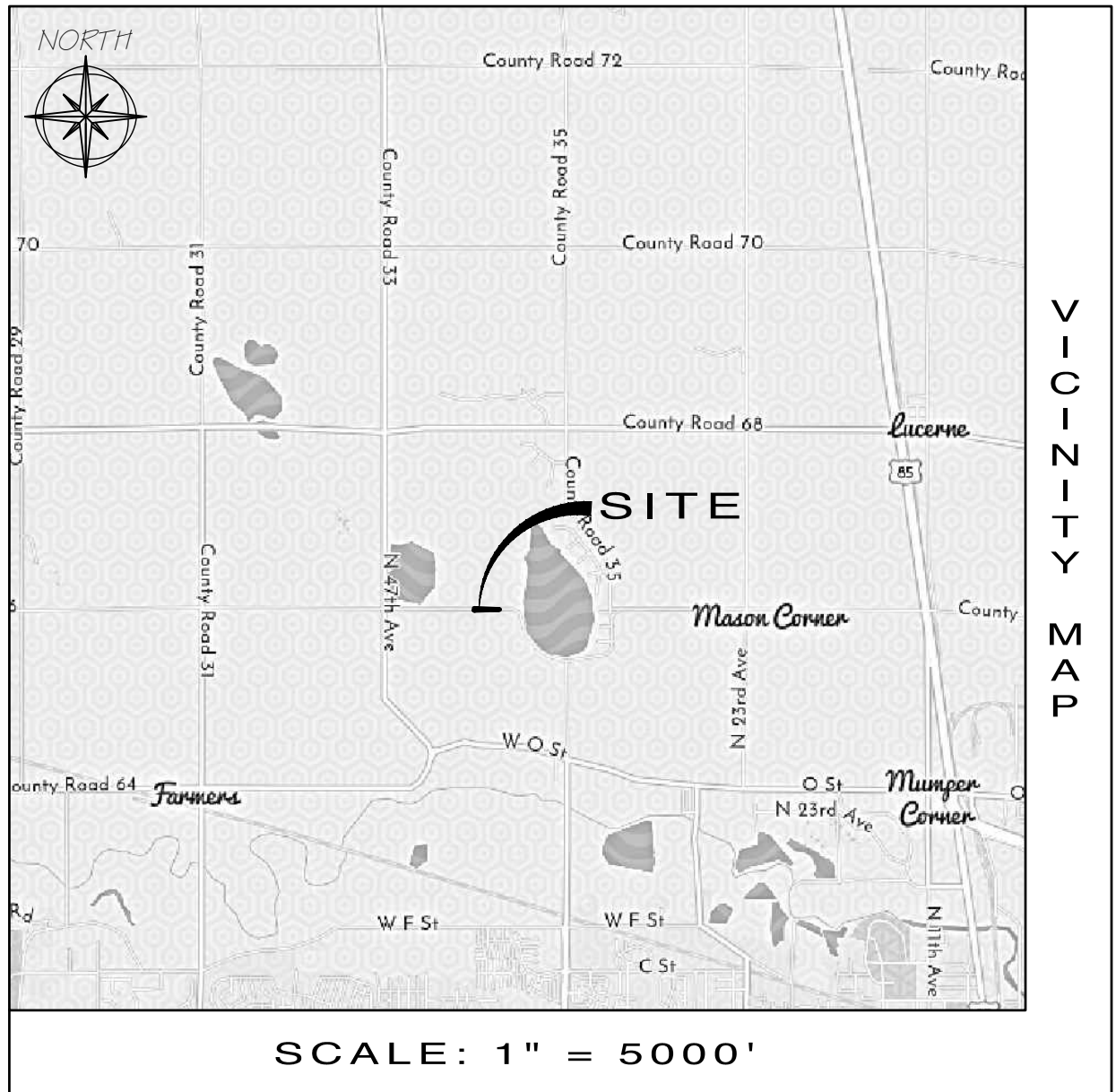
East Sixteenth Corner
Sec. 23, T6N, R66W
Found No. 6 Rebar (unknown length)
with 3.25" dia Aluminum Cap
marked as shown



BASIS OF BEARINGS STATEMENT: Bearings are based upon the South Line of the West Half of the East Half of Section 23, Township 6 North, Range 66 West of the Sixth Principal Meridian being monumented at the South Quarter Corner with a No. 6 Rebar of unknown length and a 2.5" diameter Aluminum Cap marked LS 23501 1994 in a Monument Box; at the East Sixteenth Corner with a No. 6 Rebar of unknown length and a 3.25" diameter Aluminum Cap marked KING SURVEYORS INC JONES LS 22098 2004; and having an assumed bearing of South 89°45'07" East 1336.19 feet with all bearings contained herein relative thereto.

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

STATEMENT OF LINEAR UNITS USED:
Linear Units Used for this survey - U.S. Survey Feet



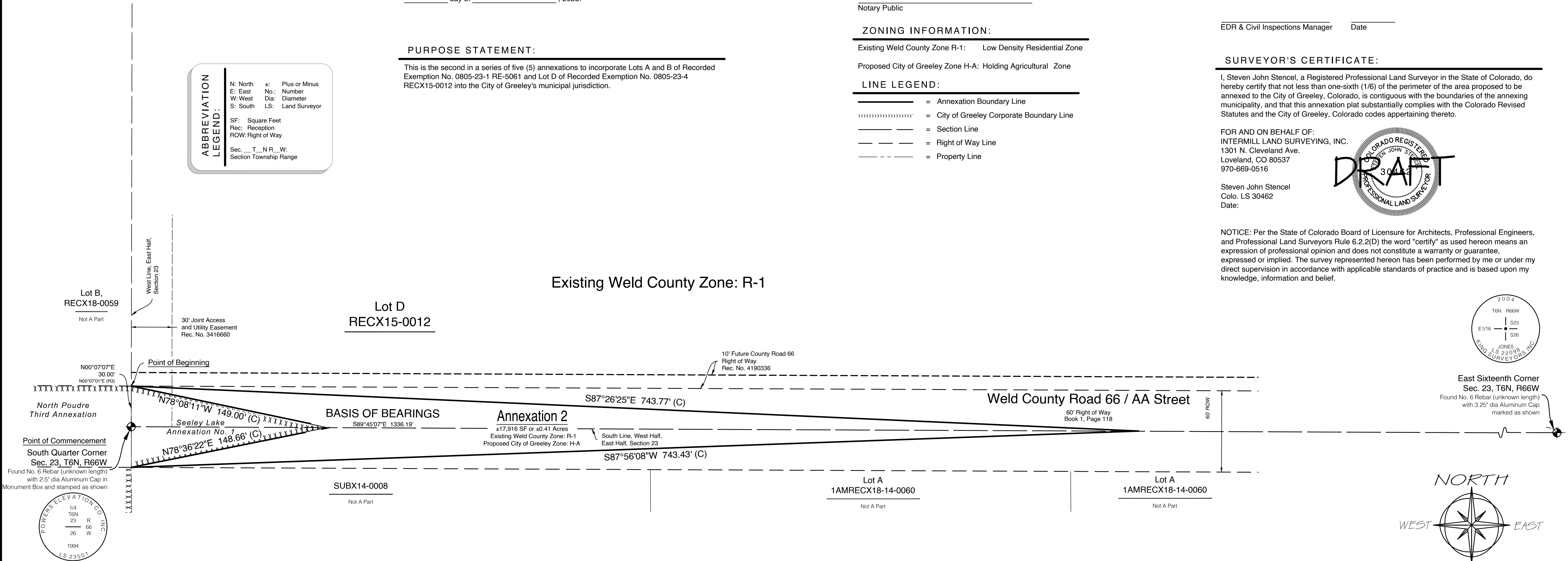
VICINITY MAP

ABBREVIATION LEGEND:

N: North ±: Plus or Minus
E: East No.: Number
W: West Dia: Diameter
S: South LS: Land Surveyor

SF: Square Feet
Rec: Reception
ROW: Right of Way

Sec. ____ T ____ N ____ W ____
Section Township Range



INTERMILL LAND SURVEYING, INC.

1301 NORTH CLEVELAND AVENUE LOVELAND, COLORADO 80537 BUS: (970) 669-0516

CLIENT: Charles Keirnes

1813 61st Avenue, Suite 200
Greeley, CO 80634

TITLE: SEELEY LAKE ANNEXATION No. 2 ANX2022-0002

East Half Sec. 23, Northeast Qtr. Sec. 26, T6N, R66W, 6th P.M.
City of Greeley, County of Weld, Colorado

DRAWN BY: LHB
CHECKED BY: SJS
APPROVED BY: SJS
DATE: 2023.02.17
SCALE: 1" = 40'

PROJECT NO.: P-22-9219

SHEET 1 OF 1

SEELEY LAKE ANNEXATION No. 2 SITE ANALYSIS

SITUATE IN THE EAST HALF OF SECTION 23, AND THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
±0.41 Acres
ANX2022-0002

PREPARED BY AND ON BEHALF OF:
INTERMILL LAND SURVEYING, INC.
1301 North Cleveland Avenue
Loveland, Colorado 80537
P: (970) 669-0516
Steven John Stencel
Colorado PLS No. 30462



LINE LEGEND:

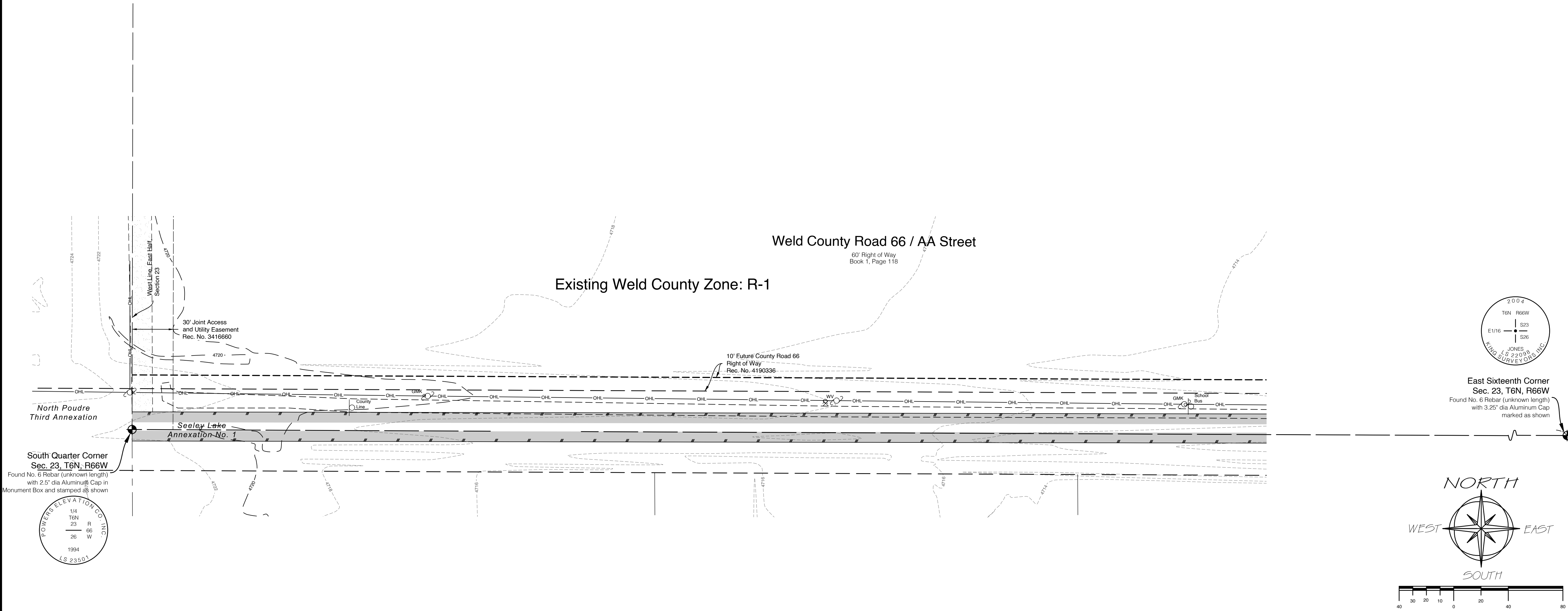
- = Boundary Line
- == = Property Line
- == = Section Line
- == = Right of Way Line
- == = Future Right of Way Line
- == = Easement Line
- == = Edge of Dirt Road
- == = Edge of Asphalt Surface
- == = Overhead Utility Line
- == = Gas Line
- == = Contour Line - Major
- == = Contour Line - Minor

ABBREVIATION LEGEND:

N: North ±: Plus or Minus
E: East No.: Number
W: West Dia: Diameter
S: South LS: Land Surveyor
Rec.: Reception
GMK: Gas Warning Sign
ROW: Right of Way
Sec. T N R W:
Section Township Range

SYMBOL LEGEND:

⊕ = Sign
⊙ = Utility Pole



INTERMILL LAND SURVEYING, INC.

1301 NORTH CLEVELAND AVENUE LOVELAND, COLORADO 80537 BUS: (970) 669-0516

CLIENT:
Charles Keirnes
1813 61st Avenue, Suite 200
Greeley, CO 80634

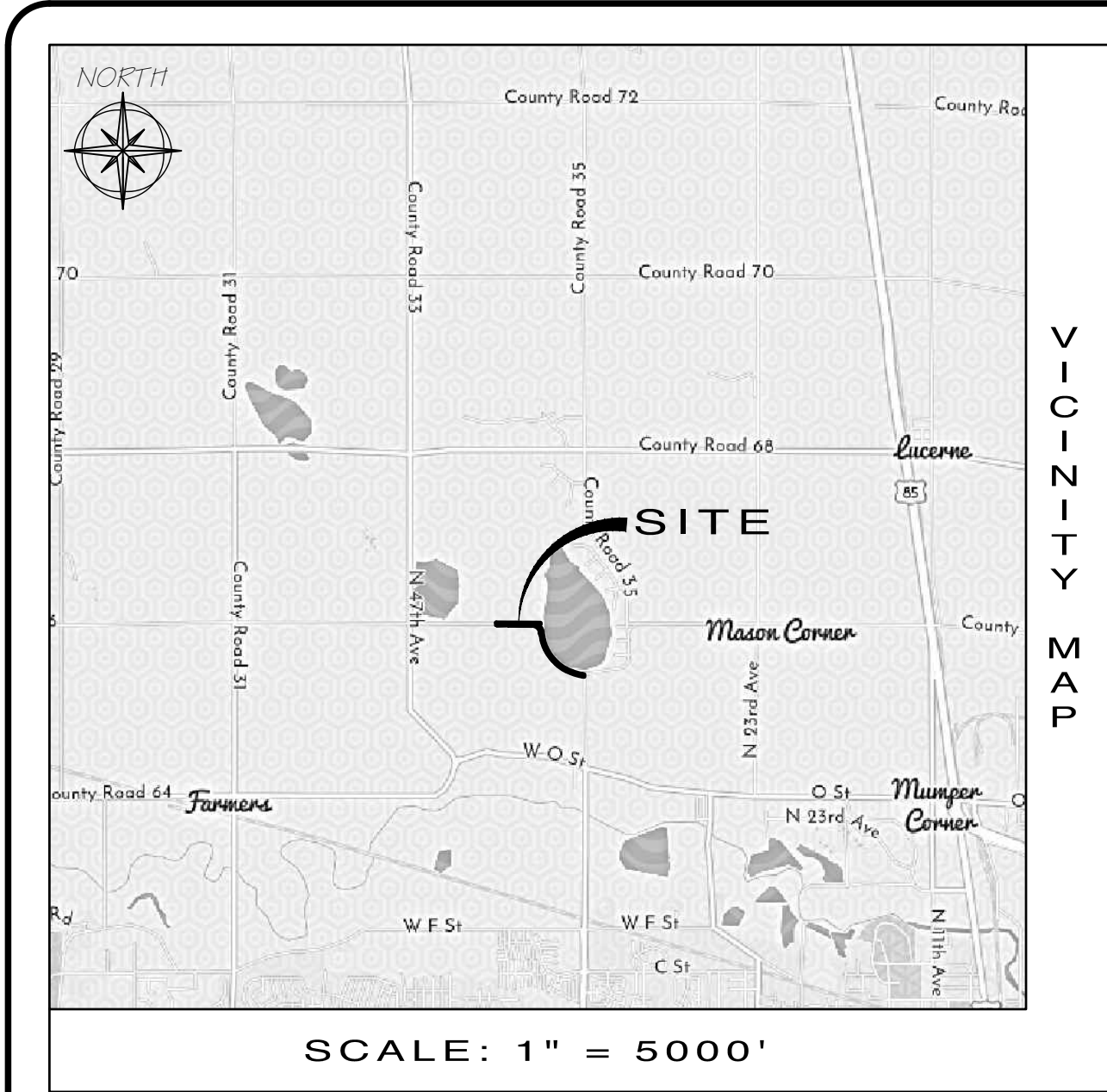
TITLE: SEELEY LAKE ANNEXATION No. 2 ANX2022-0002
East Half Sec. 23, Northeast Qtr. Sec. 26, T6N, R66W, 6th P.M.
City of Greeley, County of Weld, Colorado

DRAWN BY: LHB
CHECKED BY: SJS
APPROVED BY: SJS
DATE: 2022.10.26
SCALE: 1" = 40'

PROJECT NO.:
P-22-9219

SHEET OF
1 1

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.



ANNEXATION TABLE:

Total Annexation Boundary Perimeter:	8,905.59 linear feet
Contiguous Length to existing City of Greeley Boundary:	1,487.20 linear feet
Total Allowable Perimeter (Contiguous x 6):	8,923.20 linear feet
Minimum one-sixth (1/6) of total Annexation perimeter:	1,484.27 linear feet

ENGINEERING DEVELOPMENT
REVIEW AND CIVIL
INSPECTIONS MANAGER:

Construction must be in accordance with applicable City of Greeley construction standards. The City's acceptance shall not relieve the Design Engineer's responsibility for errors, omissions, or design deficiencies for which the City is held harmless.

EDR & Civil Inspections Manager Date

SURVEYOR'S CERTIFICATE:

I, Steven John Stencel, a Registered Professional Land Surveyor in the State of Colorado, do hereby certify that not less than one-sixth (1/6) of the perimeter of the area proposed to be annexed to the City of Greeley, Colorado, is contiguous with the boundaries of the annexing municipality, and that this annexation plat substantially complies with the Colorado Revised Statutes and the City of Greeley, Colorado codes appertaining thereto.

FOR AND ON BEHALF OF:
INTERMILL LAND SURVEYING, INC.
1301 N. Cleveland Ave.
Loveland, CO 80537
970-669-0516

Steven John Stencel
Colo. LS 30462
Date:



NOTICE: Per the State of Colorado Board of Licensure for Architects, Professional Engineers, and Professional Land Surveyors Rule 6.2.2(D) the word "certify" as used hereon means an expression of professional opinion and does not constitute a warranty or guarantee, expressed or implied. The survey represented hereon has been performed by me or under my direct supervision in accordance with applicable standards of practice and is based upon my knowledge, information and belief.

SEELEY LAKE ANNEXATION No. 3

SITUATE IN THE EAST HALF OF SECTION 23, AND THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
±4.95 Acres
ANX2022-0003

PURPOSE STATEMENT:

This is the third in a series of five (5) annexations to incorporate Lots A and B of Recorded Exemption No. 0805-23-1 RE-5061 and Lot D of Recorded Exemption No. 0805-23-4 RECX15-0012 into the City of Greeley's municipal jurisdiction.

PLANNING COMMISSION
RECOMMENDATION:

Recommended / not recommended by the City of Greeley Planning Commission, this
_____ day of _____, 2023.

OWNER'S APPROVAL
AND DEDICATION:

We, the undersigned, being sole owners to the land described herein, have caused said land to be laid out and annexed and rezoned under the name of SEELEY LAKE ANNEXATION No. 3 ANX2022-0001 and do hereby dedicate to the public forever all streets, alleys and utility easements as dedicated hereon. In compliance with the City of Greeley land use code and by contractual agreement, the landowners shall bear all expenses involved in improvements.

Owner: Keirnes Land Company LLC

Name and Title

NOTARY PUBLIC:

STATE OF COLORADO)
COUNTY OF _____)

the foregoing instrument was acknowledged before me this _____ day of _____, 2023, by
_____ as _____.

Witness my hand and official seal.

My commission expires: _____

Notary Public

COMMUNITY
DEVELOPMENT DIRECTOR:

Community Development Date

MAYOR'S CERTIFICATE:

Said Annexation Map has been accepted by the City of Greeley, Weld County, Colorado, and the territory designated hereon is made a part of the City of Greeley and included within the limits and jurisdiction thereof this _____ day of _____, A.D. 2023.

Mayor

ATTEST: _____
City Clerk

PROPERTY DESCRIPTION:

A Parcel of land located in the East Half of Section 23 and the Northeast Quarter of Section 26, Township 6 North, Range 66 West of the Sixth Principal Meridian, County of Weld, State of Colorado, being more particularly described as follows:

Considering the South Line of the West Half of said East Half of Section 23 as bearing South 89°45'07" East and with all bearings contained herein relative thereto:

COMMENCING at the South Quarter Corner of said Section 23; thence along the West Line of the East Half of Section 23 North 00°07'07" East 30.00 feet to the North Corner of Seeley Lake Annexation No. 2 ANX2022-0002 and the **TRUE POINT OF BEGINNING**;

Thence continuing along said West Line North 00°07'07" East 10.00 feet;
Thence departing said West Line South 89°45'07" East 1,336.46 feet to the East Line of Lot D, Recorded Exemption No. 0805-23-4 RECX15-0012 as depicted on the plat recorded March 25, 2016, under Reception No. 4190336 in the Records of the Weld County Clerk and Recorder's Office;
Thence along said East Line of Lot D South 00°29'59" West 40.00 feet to the Southeast Corner of said Lot D;

Thence along the South Line of Lot D North 89°45'07" West 118.44 feet to a point on the Northeast Right of Way Line for County Road 66 / AA Street as depicted on said Recorded Exemption No. 0805-23-1 RE-5061 as depicted on the plat recorded December 27, 2010, under Reception No. 3740825 in said Records of the Weld County Clerk and Recorder's Office being also a point on a non-tangent curve concave to the Southwest, having a central angle of 54°13'42" and a radius of 318.00 feet, the long chord of which bears South 37°33'00" East 289.87 feet;
Thence departing said South Line of Lot D and along said Northeast Right of Way Line for County Road 66 / AA Street the following ten (10) courses and distances:

1. Southeasterly along the arc of said curve 300.98 feet;
2. Tangent from said curve South 10°26'09" East 244.52 feet to a point on a curve concave to the Northeast, having a central angle of 17°40'57" and a radius of 890.00 feet, the long chord of which bears South 19°16'37" East 273.58 feet;
3. Southeasterly along the arc of said curve 274.67 feet;
4. Non-tangent from said curve South 28°07'07" East 91.07 feet to a point on a curve concave to the Northeast, having a central angle of 15°50'39" and a radius of 1,115.00 feet, the long chord of which bears South 36°02'26" East 307.35 feet;
5. Southeasterly along the arc of said curve 308.33 feet;
6. Non-tangent from said curve South 43°57'45" East 129.26 feet to a point on a curve concave to the Northeast, having a central angle of 21°58'05" and a radius of 920.00 feet, the long chord of which bears South 54°56'48" East 350.59 feet;
7. Southeasterly along the arc of said curve 352.74 feet;
8. Non-tangent from said curve South 65°55'51" East 174.76 feet to a point on a curve concave to the Northeast, having a central angle of 16°23'22" and a radius of 1,170.00 feet, the long chord of which bears South 74°07'32" East 333.54 feet;
9. Easterly along the arc of said curve 334.68 feet;
10. Tangent from said curve South 82°19'13" East 48.81 feet to the northerly prolongation of the West Right of Way Line for County Road 35 as depicted on said Recorded Exemption No. 0805-23-1 RE-5061;

Thence departing the Northeast Right of Way Line for County Road 66 / AA Street along said prolongation of the West Right of Way Line for County Road 35 South 00°35'46" East 60.63 feet to the Southwesterly Right of Way Line for said County Road 66 / AA Street;

Thence departing said prolongation of the West Right of Way Line for County Road 35 along said Southwesterly Right of Way Line and the South Right of Way Line for County Road 66 / AA Street the following Nine (9) courses and distances:

1. North 82°19'13" West 57.54 feet to a point on a curve concave to the Northeast, having a central angle of 16°23'22" and a radius of 1,230.00 feet, the long chord of which bears North 74°07'32" West 350.64 feet;
2. Westerly along the arc of said curve 351.84 feet;
3. Tangent from said curve North 65°55'51" West 174.76 feet to a point on a non-tangent curve concave to the Northeast, having a central angle of 21°58'05" and a radius of 980.00 feet, the long chord of which bears North 54°56'48" West 373.45 feet;
4. Northwesterly along the arc of said curve 375.75 feet;
5. Tangent from said curve North 43°57'45" West 129.26 feet to a point on a non-tangent curve concave to the Northeast, having a central angle of 15°50'39" and a radius of 1,175.00 feet, the long chord of which bears North 36°02'26" West 323.89 feet;
6. Northwesterly along the arc of said curve 324.93 feet;
7. Tangent from said curve North 28°07'07" West 91.07 feet to a point on a non-tangent curve concave to the Northeast, having a central angle of 17°40'57" and a radius of 950.00 feet, the long chord of which bears North 19°16'37" West 292.02 feet;
8. Northwesterly along the arc of said curve 293.19 feet;
9. Tangent from said curve North 10°26'09" West 229.40 feet to a point on the East Line of the Northeast Quarter of Section 26;

Thence continuing along said Southwesterly Right of Way Line and along said East Line of the Northeast Quarter of Section 26 South 00°26'20" East 57.60 feet to a point on the Southerly Right of Way Line for County Road 66 / AA Street as depicted on Recorded Exemption No. 0805-26-01 1AMRECX18-14-0060 as depicted on plat recorded January 30, 2019, under Reception No. 4463459 in the Records of the Weld County Clerk and Recorder's Office;
Thence departing said East Line and continuing along said Southerly Right of Way Line the following five (5) courses and distances:

1. North 10°26'09" West 71.85 feet to a point on a curve concave to the Southwest, having a central angle of 79°18'58" and a radius of 248.00 feet, the long chord of which bears North 50°05'38" West 316.55;
2. Northwesterly along the arc of said curve 343.31 feet;
3. Tangent from said curve North 89°45'07" West 699.69 feet to the West Line of Lot A, 1AMRECX18-14-0060;
4. Thence along said West Line of Lot A North 00°16'40" West 10.00 feet;
5. Thence North 89°45'07" West 382.86 feet to the South Corner of Seeley Lake Annexation No. 2 ANX2022-0002 being also a point on the Corporate Boundary Line of the City of Greeley;

Thence departing the South Right of Way Line for County Road 66 / AA Street contiguous to the City of Greeley and along the South and North Lines of said Seeley Lake Annexation No. 2 ANX2022-0002 the following two (2) courses and distances:

1. North 87°56'09" East 743.43 feet to the East Corner Seeley Lake Annexation No. 2 ANX2022-0002;
2. North 87°26'25" West 743.77 feet to North Corner of said Seeley Lake Annexation No. 2 ANX2022-0002 and the **TRUE POINT OF BEGINNING**.

Said parcel contains 4.95 acres, more or less, and is subject to all existing easements and/or rights of way of record.

BASIS OF BEARINGS STATEMENT: Bearings are based upon the South Line of the West Half of the East Half of Section 23, Township 6 North, Range 66 West of the Sixth Principal Meridian being monumented at the South Quarter Corner with a No. 6 Rebar of unknown length and a 2 1/2" diameter Aluminum Cap marked LS 23501 1994 in a Monument Box; at the East Sixteenth Corner with a No. 6 Rebar of unknown length and a 2 1/2" diameter Aluminum Cap marked KNO SURVEYORS INC. JONES LS 22098 2004; and having an assumed bearing of South 89°45'07" East 1336.19 feet with all bearings contained herein relative thereto.

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

DATE:	BY:	REVISIONS:
2023.03.28	LHB	Address Round 1 Comments
2023.02.15	LHB	Address Round 2 Comments and Final Internal Review
2022.12.07	LHB	Address Round 3 Comments
2022.10.06	LHB	Address Round 2 Comments - Add WCR 66 / AA Street
2022.08.30	LHB	Address Round 1 Comments from City of Greeley
2022.07.07	LHB	Line Weight Changes per Request
2022.06.21	LHB	Revised Annexation Due to Project Boundary Changes

INTERMILL LAND SURVEYING, INC.

1301 NORTH CLEVELAND AVENUE LOVELAND, COLORADO 80537 BUS: (970) 669-0516

CLIENT:

Charles Keirnes
1813 91st Avenue, Suite 200
Greeley, CO 80634

TITLE: SEELEY LAKE ANNEXATION No. 3 ANX2022-0003
East Half Sec. 23, Northeast Qtr. Sec. 26, T6N, R66W, 6th P.M.
City of Greeley, County of Weld, Colorado

DRAWN BY:	LHB
CHECKED BY:	SJS
APPROVED BY:	SJS
DATE:	2023.02.17
SCALE:	1" = 200'

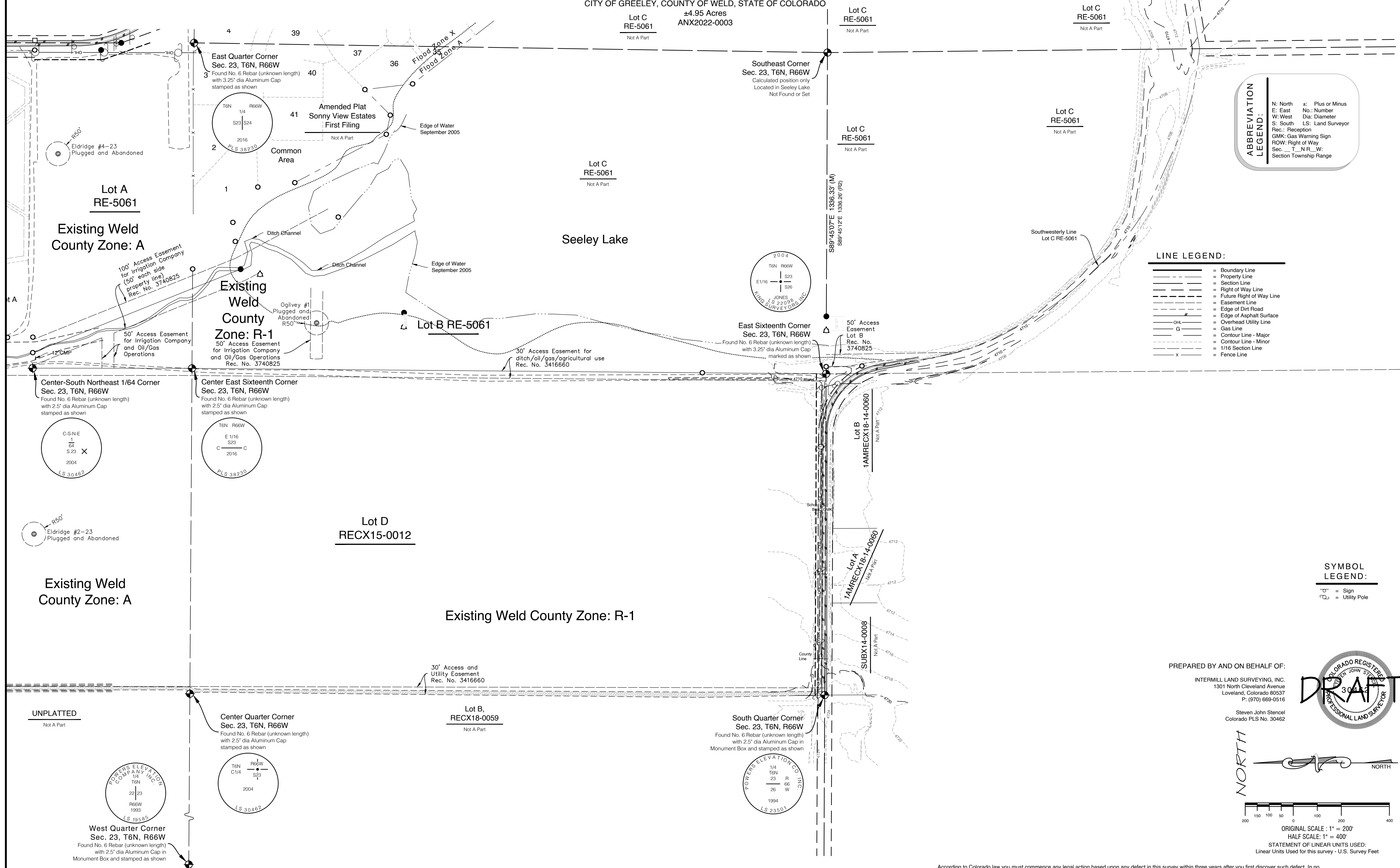
PROJECT NO.:
P-22-9219

SHEET	OF
1	2

SEELEY LAKE ANNEXATION No. 3 SITE ANALYSIS

SITUATE IN THE EAST HALF OF SECTION 23, AND THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

±4.95 Acres
ANX2022-0003



According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

Seeley Lake Annexation No. 3 ANX2022-0003



SEELEY LAKE ANNEXATION No. 4

SITUATE IN THE EAST HALF OF SECTION 23, AND THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
±87.53 Acres
ANX2022-0004

PROPERTY DESCRIPTION:

A Parcel of land located in the East Half of Section 23, Township 6 North, Range 66 West of the Sixth Principal Meridian, County of Weld, State of Colorado, being more particularly described as follows:

Considering the South Line of the West Half of said East Half of Section 23 as bearing South 89°45'07" East and with all bearings contained herein relative thereto:

COMMENCING at the South Quarter Corner of said Section 23; thence along the West Line of the East Half of Section 23 North 00°07'07" East 40.00 feet to the Northwest Corner of Seeley Lake Annexation No. 3 ANX2022-0003 and the **TRUE POINT OF BEGINNING**;

Thence continuing along said West Line of the East Half of Section 23 North 00°07'07" East 2601.74 feet to the Center Quarter Corner of Section 23;

Thence departing said West Line of the East Half of Section 23 and along the North Line of the Southeast Quarter of Section 23 South 89°37'36" East 1473.25 feet;

Thence departing said North Line of the Southeast Quarter of Section 23 South 00°29'56" West 2638.54 feet to a point on the South Line of said Southeast Quarter of Section 23;

Thence along said South Line of the Southeast Quarter of Section 23 North 89°46'07" West 119.52 feet to the East Line of the West Half of the Southeast Quarter of said Section 23 and a point on the Easterly Line of Seeley Lake Annexation No. 3 ANX2022-0003 being also a point on the Corporate Boundary of the City of Greeley;

Thence along the Easterly and the Northerly Lines of Seeley Lake Annexation No. 3 ANX2022-0003 and said Corporate Boundary Line the following two (2) courses and distances:
1. North 00°29'59" East 40.00 feet to the Easterly Prolongation of the North Right of Way Line for Weld County Road 66 / AA Street;
2. North 89°45'07" West 1336.46 feet to the **TRUE POINT OF BEGINNING**.

Said parcel contains 87.53 acres, more or less, and is subject to all existing easements and/or rights of way of record.

OWNER'S APPROVAL AND DEDICATION:

We, the undersigned, being sole owners to the land described herein, have caused said land to be laid out and annexed and rezoned under the name of SEELEY LAKE ANNEXATION No. 4 ANX2022-0001 and do hereby dedicate to the public forever all streets, alleys and utility easements as dedicated hereon. In compliance with the City of Greeley land use code and by contractual agreement, the landowners shall bear all expenses involved in improvements.

Owner: Keirnes Land Company LLC

Name and Title

NOTARY PUBLIC:

STATE OF COLORADO)

COUNTY OF)

The forgoing instrument was acknowledged before me this _____ day of _____, 2023, by _____ as _____.

Witness my hand and official seal.

My commission expires: _____

Notary Public

ZONING INFORMATION:

Existing Weld County Zone R-1: Low Density Residential Zone

Proposed City of Greeley Zone H-A: Holding Agricultural Zone

ANNEXATION TABLE:

Total Annexation Boundary Perimeter: 8,209.51 linear feet
Contiguous Length to existing City of Greeley Boundary: 1,376.46 linear feet
Total Allowable Perimeter (Contiguous x 6): 8,258.76 linear feet
Minimum one-sixth (1/6) of total Annexation perimeter: 1,368.25 linear feet

MAYOR'S CERTIFICATE:

Said Annexation Map has been accepted by the City of Greeley, Weld County, Colorado, and the territory designated hereon is made a part of the City of Greeley and included within the limits and jurisdiction thereof this _____ day of _____, A.D. 2023.

ATTEST: _____
City Clerk Mayor

COMMUNITY DEVELOPMENT DIRECTOR APPROVAL:

Approved this _____ day of _____, A.D. 2023.

Community Development Director

ENGINEERING DEVELOPMENT REVIEW MANAGER APPROVAL:

Approved this _____ day of _____, A.D. 2023.

Engineering Development Review Manager

SURVEYOR'S CERTIFICATE:

I, Steven John Stencel, a Registered Professional Land Surveyor in the State of Colorado, do hereby certify that not less than one-sixth (1/6) of the perimeter of the area proposed to be annexed to the City of Greeley, Colorado, is contiguous with the boundaries of the annexing municipality, and that this annexation plat substantially complies with the Colorado Revised Statutes and the City of Greeley, Colorado codes appertaining thereto.

FOR AND ON BEHALF OF:
INTERMILL LAND SURVEYING, INC.
1301 N. Cleveland Ave.
Loveland, CO 80537
970-669-0516

Steven John Stencel
Colo. LS 30462
Date:



NOTICE: Per the State of Colorado Board of Licensure for Architects, Professional Engineers, and Professional Land Surveyors Rule 6.2.2(D) the word "certify" as used hereon means an expression of professional opinion and does not constitute a warranty or guarantee, expressed or implied. The survey represented hereon has been performed by me or under my direct supervision in accordance with applicable standards of practice and is based upon my knowledge, information and belief.

BASIS OF BEARINGS STATEMENT: Bearings are based upon the North Line of the East Half of Section 23, Township 6 North, Range 66 West of the Sixth Principal Meridian being monumented at the North Quarter Corner with a No. 6 Rebar of unknown length and a 2.5" diameter Aluminum Cap marked 2016 in a Monument Box; at the Northeast Corner with a No. 6 Rebar of unknown length and a 2.5" diameter Aluminum Cap marked LS 38175 2014 in a Monument Box; and having an assumed bearing of South 89°39'04" East 2702.03 feet with all bearings contained herein relative thereto.

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

INTERMILL LAND SURVEYING, INC.

1301 NORTH CLEVELAND AVENUE LOVELAND, COLORADO 80537 BUS: (970) 669-0516

CLIENT:
Charles Keirnes
1813 61st Avenue, Suite 200
Greeley, CO 80634

TITLE: SEELEY LAKE ANNEXATION No. 4 ANX2022-0004
East Half Sec. 23, Northeast Qtr. Sec. 26, T6N, R66W, 6th P.M.
City of Greeley, County of Weld, Colorado

DRAWN BY: LHB
CHECKED BY: SJS
APPROVED BY: SJS
DATE: 2023.02.17
SCALE: N/A

PROJECT NO.:
P-22-9219

SHEET OF
1 2

SEELEY LAKE ANNEXATION No. 4

SITUATE IN THE EAST HALF OF SECTION 23, AND THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

Line Table

Line	Direction	Length	Direction
L1	N89°45'07"W (C)	119.52' (C)	N89°45'12"W (R2)
L2	N00°29'59"W (C)	40.00' (C)	N00°00'00"W (R4)

ABBREVIATION LEGEND:

N: North ±: Plus or Minus
S: South #: Number
E: East DIA: Diameter
W: West L.S.: Land Surveyor

R/W: Right of Way
Sec. ____ T ____ N ____ R ____ W ____:
Section Township Range

LINE LEGEND:

- = Annexation Boundary Line
- - - - - = City of Greeley Corporate Boundary Line
- · - · - · - = Section Line
- - - - - = Right of Way Line
- · - · - · - = Property Line

Seeley Lake

Annexation 4
±87.53 Acres
Existing Weld County Zone: A
Proposed City of Greeley Zone: H-A

Point of Beginning

North Quarter Corner Sec. 23, T6N, R66W
Found No. 6 Rebar (unknown length) with 2.5" dia Aluminum Cap in Monument Box and stamped as shown

Center Quarter Corner Sec. 23, T6N, R66W
Found No. 6 Rebar (unknown length) with 2.5" dia Aluminum Cap stamped as shown

East Quarter Corner Sec. 23, T6N, R66W
Found No. 6 Rebar (unknown length) with 3.25" dia Aluminum Cap stamped as shown

South Quarter Corner Sec. 23, T6N, R66W
Found No. 6 Rebar (unknown length) with 2.5" dia Aluminum Cap in Monument Box and stamped as shown

West Quarter Corner Sec. 23, T6N, R66W
Found No. 6 Rebar (unknown length) with 2.5" dia Aluminum Cap in Monument Box and stamped as shown

Lot A RE-3868
Not A Part

Lot B RE-3868
Not A Part

Lot C AMRE-3868
Not A Part

Lot D RECX15-0012
Not A Part

Lot E RECX15-0012
Not A Part

Lot F RECX15-0012
Not A Part

Lot G RECX15-0012
Not A Part

Lot H RECX15-0012
Not A Part

Lot I RECX15-0012
Not A Part

Lot J RECX15-0012
Not A Part

Lot K RECX15-0012
Not A Part

Lot L RECX15-0012
Not A Part

Lot M RECX15-0012
Not A Part

Lot N RECX15-0012
Not A Part

Lot O RECX15-0012
Not A Part

Lot P RECX15-0012
Not A Part

Lot Q RECX15-0012
Not A Part

Lot R RECX15-0012
Not A Part

Lot S RECX15-0012
Not A Part

Lot T RECX15-0012
Not A Part

Lot U RECX15-0012
Not A Part

Lot V RECX15-0012
Not A Part

Lot W RECX15-0012
Not A Part

Lot X RECX15-0012
Not A Part

Lot Y RECX15-0012
Not A Part

Lot Z RECX15-0012
Not A Part

Lot AA RECX15-0012
Not A Part

Lot AB RECX15-0012
Not A Part

Lot AC RECX15-0012
Not A Part

Lot AD RECX15-0012
Not A Part

Lot AE RECX15-0012
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Lot AF RECX15-0012
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Lot AG RECX15-0012
Not A Part

Lot AH RECX15-0012
Not A Part

Lot AI RECX15-0012
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Lot AJ RECX15-0012
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Lot AK RECX15-0012
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Lot AL RECX15-0012
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Lot AN RECX15-0012
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Lot AX RECX15-0012
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Lot BX RECX15-0012
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Lot BY RECX15-0012
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Lot BZ RECX15-0012
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Lot CA RECX15-0012
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Lot CC RECX15-0012
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Lot CD RECX15-0012
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Lot CE RECX15-0012
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Lot CF RECX15-0012
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Lot CH RECX15-0012
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Lot CN RECX15-0012
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Lot CO RECX15-0012
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Lot CP RECX15-0012
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Lot CQ RECX15-0012
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Lot CR RECX15-0012
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Lot CS RECX15-0012
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Lot CT RECX15-0012
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Lot CY RECX15-0012
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Lot CZ RECX15-0012
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Lot DA RECX15-0012
Not A Part

Lot DB RECX15-0012
Not A Part

Lot DC RECX15-0012
Not A Part

Lot DD RECX15-0012
Not A Part

Lot DE RECX15-0012
Not A Part

Lot DF RECX15-0012
Not A Part

Lot DG RECX15-0012
Not A Part

Lot DH RECX15-0012
Not A Part

Lot DI RECX15-0012
Not A Part

Lot DJ RECX15-0012
Not A Part

Lot DK RECX15-0012
Not A Part

Lot DL RECX15-0012
Not A Part

Lot DM RECX15-0012
Not A Part

Lot DN RECX15-0012
Not A Part

Lot DO RECX15-0012
Not A Part

Lot DP RECX15-0012
Not A Part

Lot DQ RECX15-0012
Not A Part

Lot DR RECX15-0012
Not A Part

Lot DS RECX15-0012
Not A Part

Lot DT RECX15-0012
Not A Part

Lot DU RECX15-0012
Not A Part

Lot DV RECX15-0012
Not A Part

Lot DW RECX15-0012

INTERMILL LAND SURVEYING, INC.		Charles Keirnes	
1301 NORTH CLEVELAND AVENUE LOVELAND, COLORADO 80537 BUS: (970)-669-0516		CLIENT: 1813 91st Avenue, Suite 200 Greeley, CO 80634	
TITLE: SEELEY LAKE ANNEXATION No. 4 ANX2022-0004 East Half Sec. 23, Northeast Qtr. Sec. 26, T6N, R66W, 6th P.M. City of Greeley, County of Weld, Colorado		DATE: 2023.02.17	
DRAWN BY: LHB		BY: LHB	
CHECKED BY: SJS		REVISIONS:	
APPROVED BY: SJS		Addressed Round 5 Comments 2023.03.28	
DATE: 2023.02.17		Address Round 4 Comments and Final Internal Review LHB 2023.02.16	
SCALE: 1" = 200'		Addressed Round 3 Comments LHB 2023.02.16	
PROJECT NO: P-22-9219		Addressed Round 2 Comments LHB 2023.10.26	
SHEET 2		Addressed Comments Round 1 from City of Greeley LHB 2022.08.30	
OF 2		Revised Annotation Due to Project Boundary Changes LHB 2022.06.21	

SEELEY LAKE ANNEXATION No. 4 SITE ANALYSIS

SITUATE IN THE EAST HALF OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

Weld County Road 35

Lot A
RE-3782

Sec. 23, T6N, R66W
Found No. 6 Rebar
(unknown length)
with 2.5" dia Aluminum Cap
in Monument Box
and stamped as shown

Colorado State Highway 392 / Weld County Road 68

BASIS OF BEARINGS

South Right of Way
Colorado State Highway 392

North Quarter Corner
Sec. 23, T6N, R66W
Found No. 6 Rebar (unknown length)
with 2.5" dia Aluminum Cap in
Monument Box and stamped as shown

T6N
R66W
S14
— 1/4
S23
2016

West Quarter Corner
Sec. 23, T6N, R66W
Found No. 6 Rebar (unknown length)
with 2.5" dia Aluminum Cap in
Monument Box and stamped as shown

Center Quarter Corner
Sec. 23, T6N, R66W
Found No. 6 Rebar (unknown length)
with 2.5" dia Aluminum Cap
stamped as shown

PREPARED BY AND ON BEHALF OF:

INTERMILL LAND SURVEYING, INC.
1301 North Cleveland Avenue
Loveland, Colorado 80537
P: (970) 669-0516

Steven John Stencel
Colorado PLS No. 30462

DRAFT

NORTH



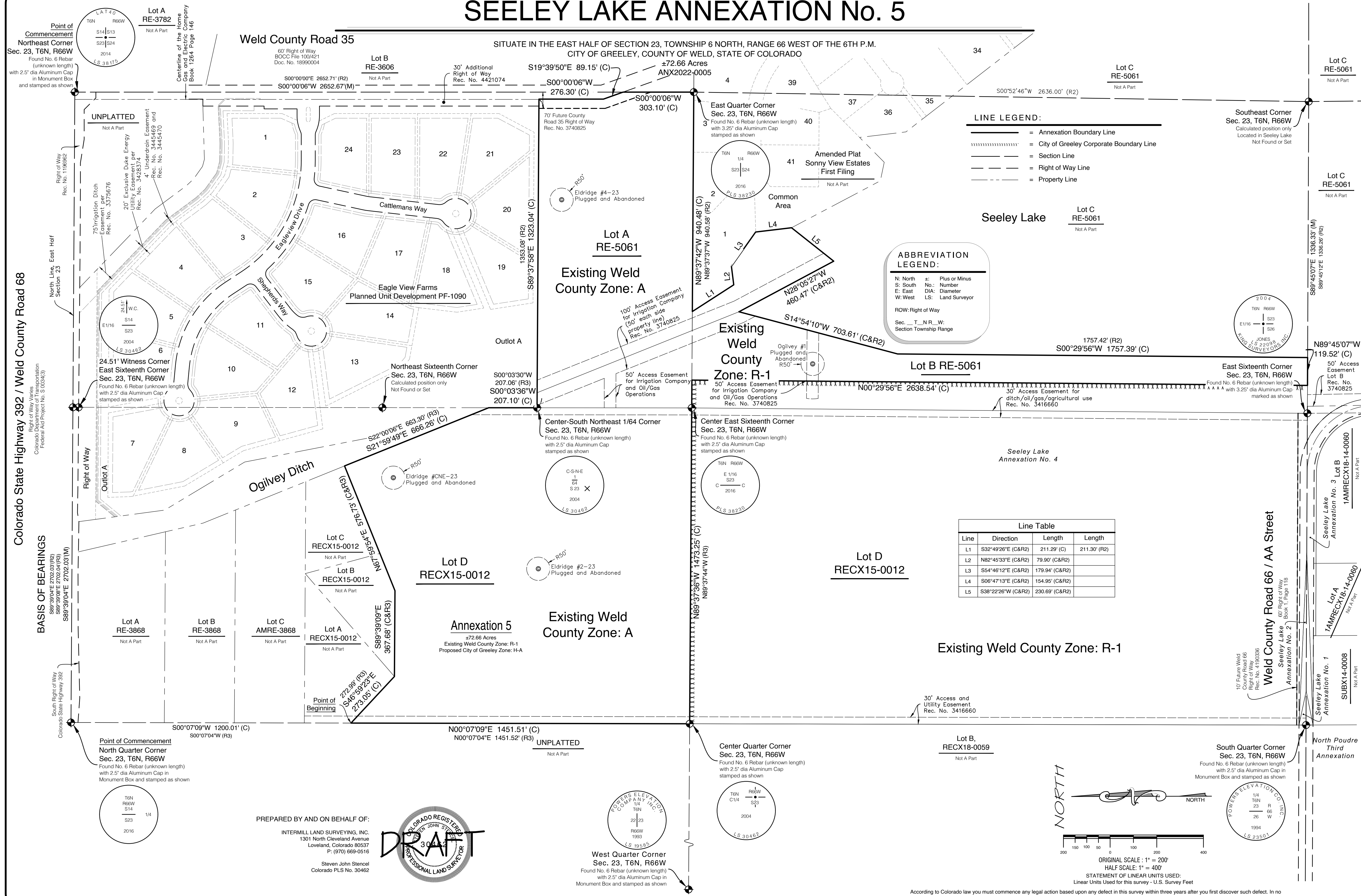
STATEMENT OF LINEAR UNITS USED:
Linear Units Used for this survey - U.S. Survey Feet

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

Seeley Lake Annexation No. 4 ANX2022-0001

Page 23 of 132

SEELEY LAKE ANNEXATION No. 5



DATE: 2023.03.28

BY: LHB

REVISIONS:

Addressed Round 5 Comments	Addressed Round 4 Comments and Final Internal Review	Addressed Round 3 Comments	Addressed Round 2 Comments	Addressed Comments Round 1 from City of Greeley	Unrevised Changes per Request	Unrevised Annexation Due to Project Boundary Changes
LHB	LHB	LHB	LHB	LHB	LHB	LHB

INTERMILL LAND SURVEYING, INC.

1301 NORTH CLEVELAND AVENUE LOVELAND, COLORADO 80537 BUS: (970) 669-0516

CLIENT: Charles Keirnes 1813 61st Avenue, Suite 200 Greeley, CO 80634

TITLE: SEELEY LAKE ANNEXATION No. 5 ANX2022-0005 East Half of Section 23, Township 6 North, Range 66 West, 6th P.M. City of Greeley, County of Weld, Colorado

DRAWN BY: LHB

CHECKED BY: SJS

APPROVED BY:

DATE: 2023.02.17

SCALE: 1" = 200'

PROJECT NO.: P-22-9219

SHEET	OF
2	2

SEELEY LAKE SITE ANALYSIS ANX2022-0001

SITUATE IN THE EAST HALF OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 66 NORTH OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

1. Field work conducted during the month of February. Snow and ice covered the property.
2. External Boundary Monumentation of the subject property and Survey Control Monumentation as shown on Map

(M): Indicates measured bearing and/or distance from field survey.

(C): Indicates calculated bearing and/or distance. May also indicate a pro-rated bearing and/or distance based on field survey and interpretation of existing final plats, deeds, surveys, maps or other information provided by others.

(R1): Indicates record bearing and/or distance per Eagle View Farms Planned Unit Development PF-1090 as depicted on the final plat recorded August 6, 2018 under Reception No. 4421074 in the records of the Weld County Clerk and Recorder's Office.

(R2): Indicates record bearing and/or distance per Record Exemption No. 0905-23-1 RE-5081 as depicted on the map recorded November 1, 2010 under Reception No. 4190336 in the records of the Weld County Clerk and Recorder's Office.

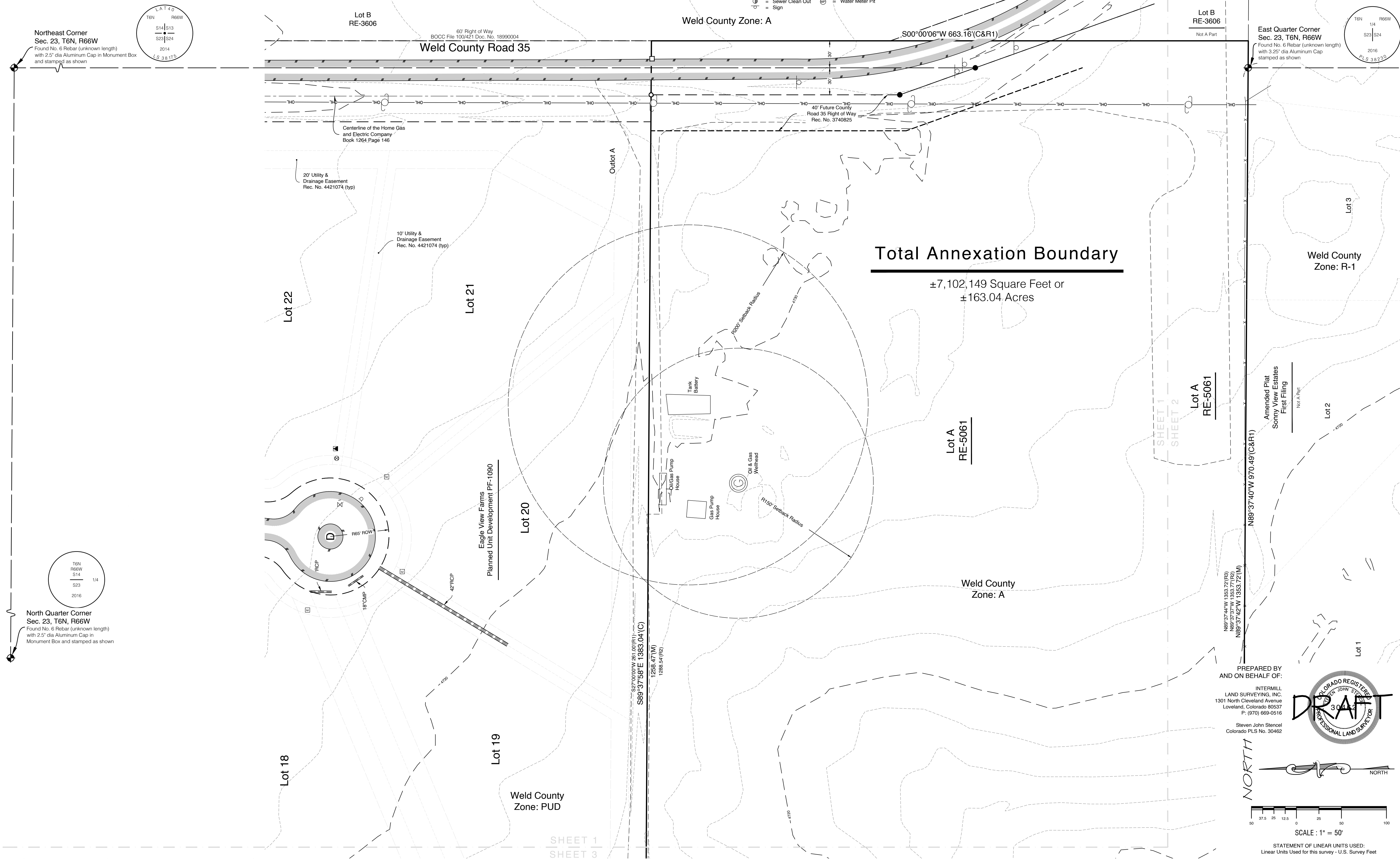
(R3): Indicates record bearing and/or distance per Record Exemption No. 0905-23-4 REC151-0012 as depicted on the map recorded March 25, 2016 under Reception No. 4190336 in the records of the Weld County Clerk and Recorder's Office.

- = Property corner monument not found or set.
- = Found No 4 Rebar (unknown length) with a $\pm 1"$ diameter red plastic cap stamped LS 30462

	= Boundary Line
	= Property Line
	= Section Line
	= Right of Way Line
	= Future Right of Way Line
	= Easement Line
	= PUD Lot Line
	= Edge of Dirt Road
	= Edge of Asphalt Surface
	= Fence Line
	= Overhead Utility Line
	= Contour Line - Major
	= Contour Line - Minor

N: North ±: Plus or Minus
E: East No.: Number
W: West Dia: Diameter
S: South PLS: Land Surveyor
Type: Typical Rec.: Reception
Doc: Document
GMK: Gas Warning Sign
ROW: Right of Way
CMP: Corrugated Metal Pipe
RCP: Reinforced Concrete Pipe
BOCC: Board of County Commissioners
Sec. __ T __ N __ R __ W: Section Township Range

	= Box - Electrical		= Transformer
	= Corp Stop		= Utility Pole
	= Fire Hydrant		= Valve - Water
	= Sewer Clean Out		= Water Meter Pit



According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

Seeley Lake Site Analysis Map ANX2022-0001

			BY:	DATE:
<u>Project Boundary Changes</u>			LIV9	2022-06-24

INTERMILL LAND SURVEYING, INC.

1301 NORTH CLEVELAND AVENUE LOVELAND, COLORADO 80537 BUS. (970)-669-0516

Charles Keirnes

1813 61st Avenue, Suite 200
Greeley, CO 80634

SITE ANALYSIS MAP

East Half Sec. 23, Northeast Qtr. Sec. 26, T6N, R65W, 6th P.M.,
City of Greeley, County of Weld, Colorado

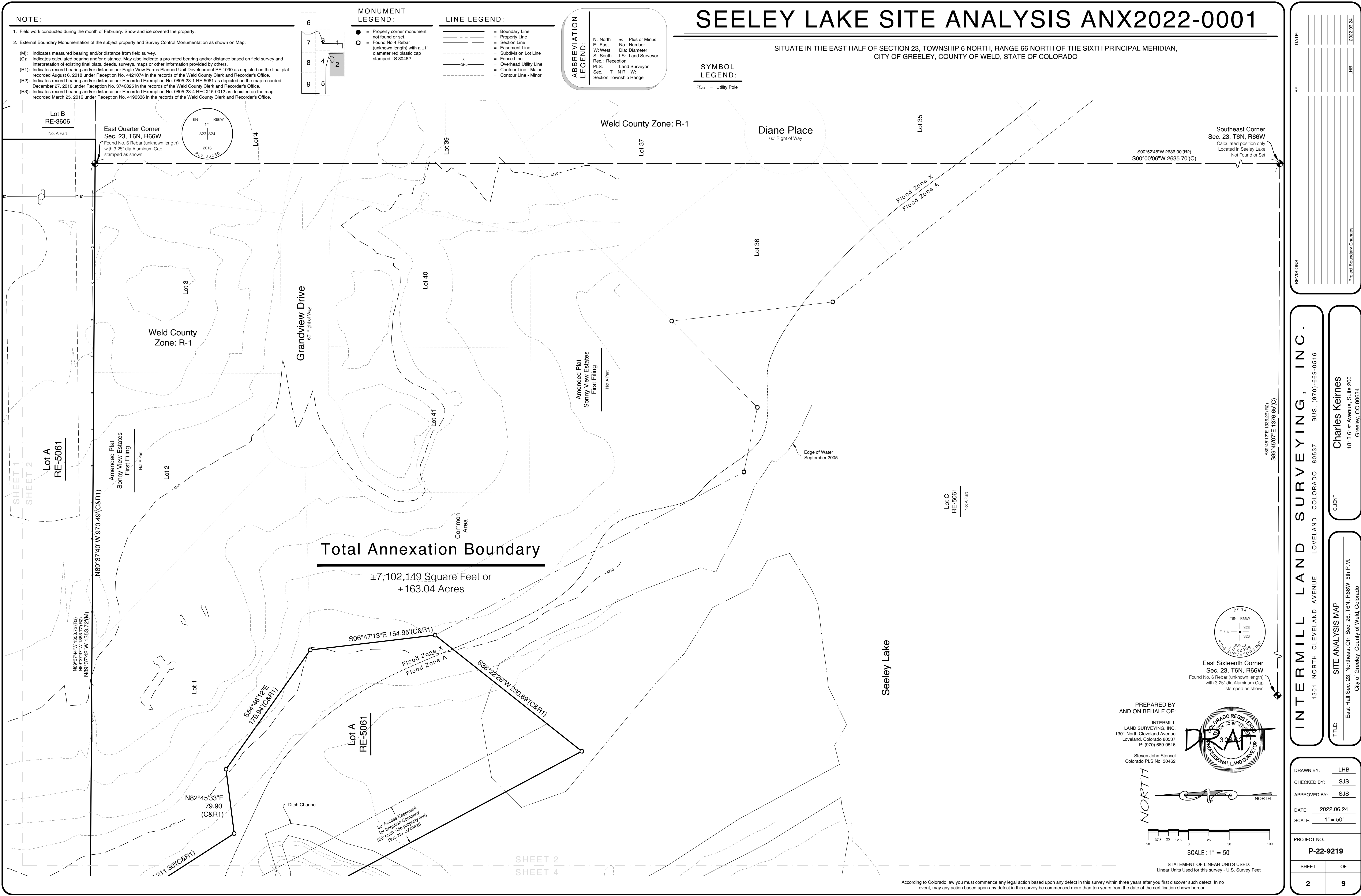
TITLE:

CLIENT:

Charles Keirnes

1813 61st Avenue, Suite 200
Greeley, CO 80634

DRAWN BY:	<u>LHB</u>
CHECKED BY:	<u>SJS</u>
APPROVED BY:	<u>SJS</u>
DATE:	<u>2022.06.24</u>
SCALE:	<u>1" = 50'</u>
PROJECT NO.:	
P-22-9219	
SHEET	OF
1	9



SITUATE IN THE EAST HALF OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 66 NORTH OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

1. Field work conducted during the month of February. Snow and ice covered the property.
2. External Boundary Monumentation of the subject property and Survey Control Monumentation as shown on Map

(M) Indicates measured bearing and/or distance. Minor survey only.

(C) Indicates calculated bearing and/or distance. May also indicate a pro-rated bearing and/or distance based on field survey and/or the result of a least-squares adjustment. May also indicate a pro-rated bearing and/or distance based on other information provided by others.

(R1) Indicates record bearing and/or distance per Eagle View Farms Planned Unit Development PF-1090 as depicted on the final plat recorded August 6, 2018 under Reception No. 42120174 in the records of the Weld County Clerk and Recorder's Office.

(R2) Indicates record bearing and/or distance per Recorded Exemption No. 0805-23-1 RE-5061 as depicted on the map recorded December 27, 2010 under Reception No. 3740825 in the records of the Weld County Clerk and Recorder's Office.

(R3) Indicates record bearing and/or distance per Recorded Exemption No. 0805-23-4 RECX15-0012 as depicted on the map recorded March 25, 2016 under Reception No. 4190336 in the records of the Weld County Clerk and Recorder's Office.

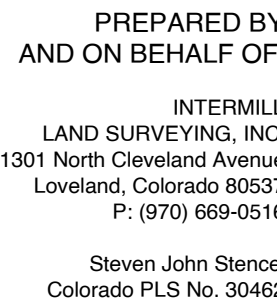


- = Found No. 4 Rebar
(unknown length) with $\pm 1^{\circ}$
diameter red plastic cap
stamped LS 30462

_____ = Boundary Line
 _____ = Property Line
 _____ = Quarter Section Line
 _____ = Easement Line
 _____ = PUD Lot Line
 _____ = 1/16 Section Line
 _____ X _____ = Fence Line
 _____ = Edge of Dirt Road
 _____ = Contour Line - Major
 _____ = Contour Line - Minor

ABBREVIATION
LEGEND:

N: North ±: Plus or Minus
E: East No.: Number
W: West Dia: Diameter
S: South LS: Land Surveyor
Typ: Typical Rec.: Reception
PLS: Land Surveyor
Sec. __ T __ N R __ W:
Section Township Range



A hand-drawn map of a coastline. The coastline is depicted with a wavy line, and the area to its right is shaded with diagonal lines. A compass rose is located in the upper right corner, with the word "NORTH" written vertically to its left and horizontally to its right. A scale bar is positioned at the bottom, with markings at 50, 37.5, 25, 12.5, 0, 25, 50, and 100. Below the scale bar, the text "SCALE : 1" = 50'" is written.

STATEMENT OF LINEAR UNITS USED:
Linear Units Used for this survey - U.S. Survey Feet

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

[illegible]

INTERMILL LAND SURVEYING, INC.

CLIENT: **Charles Keirnes**
1813 61st Avenue, Suite 200
Oakville, ON L6M 4K4

SITE ANALYSIS MAP

DRAWN BY:	<u>LHB</u>
CHECKED BY:	<u>SJS</u>
APPROVED BY:	<u>SJS</u>
DATE:	<u>2022.06.24</u>
SCALE:	<u>1" = 50'</u>
PROJECT NO.:	
P-22-9219	
SHEET	OF
3	9

SITUATE IN THE EAST HALF OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 66 NORTH OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

1. Field work conducted during the month of February. Snow and ice covered the property.
2. External Boundary Monumentation of the subject property and Survey Control Monumentation as shown on Map

(C) Indicates calculated bearing and/or distance. May also indicate a pro-rated bearing and/or distance based on field survey and interpretation of existing final plats, deeds, surveys, maps or other information provided by others.

(R1) Indicates recorded bearing and/or distance per Eagle View Farms Planned Unit Development PF-1090 as depicted on the final plat recorded August 6, 2018 under Reception No. 4421074 in the records of the Weld County Clerk and Recorder's Office.

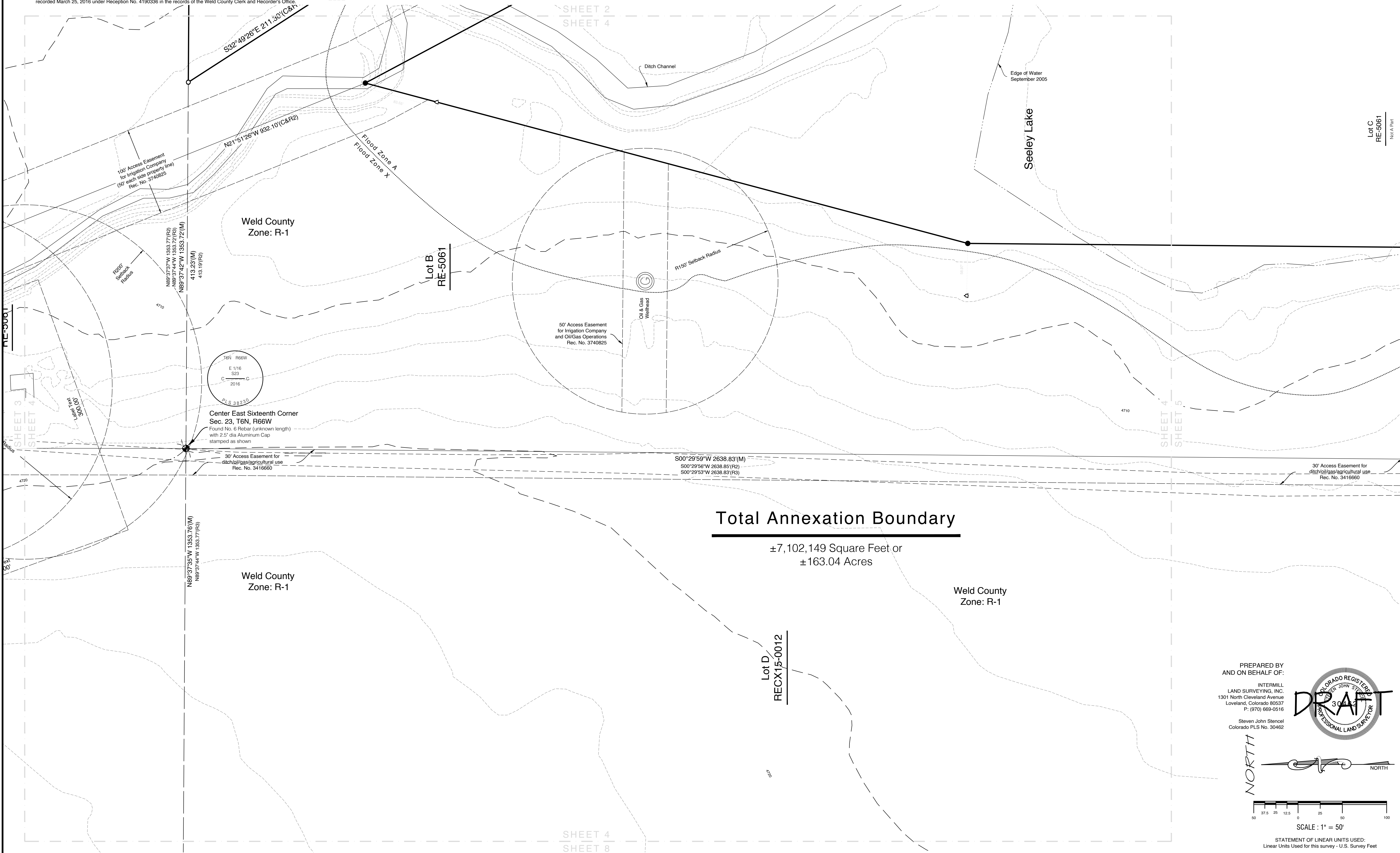
(R2) Indicates recorded bearing and/or distance per Recorded Exemption No. 0805-23-1 RE-5061 as depicted on the map recorded December 27, 2010 under Reception No. 3740825 in the records of the Weld County Clerk and Recorder's Office.

(R3) Indicates recorded bearing and/or distance per Recorded Exemption No. 0805-23-4 REC1X5-0012 as depicted on the map recorded March 25, 2016 under Reception No. 4190336 in the records of the Weld County Clerk and Recorder's Office.

- _____ = Boundary Line
- _____ = Property Line
- _____ = Quarter Section Line
- _____ = Easement Line
- _____ = 1/16 Section Line
- _____ x _____ = Fence Line
- _____ = Edge of Dirt Road
- _____ = Contour Line - Major
- _____ = Contour Line - Minor

ABBREVIATION
LEGEND:

N: North ±: Plus or Minus
E: East No.: Number
W: West Dia: Diameter
S: South PLS: Land Surveyor
Rec.: Reception
Sec. __ T __ N R __ W:
Section Township Range



According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

Seeley Lake Site Analysis Map ANX2022-0001

[illegible]

TITLE:

SITE ANALYSIS MAP

East Half Sec. 23, Northeast Qtr. Sec. 26, T6N, R65W, 6th P.M.,
City of Greeley, County of Weld, Colorado

CLIENT:

Charles Keirnes
1813 61st Avenue, Suite 200
Greeley, CO 80634

TITLE:

SITE ANALYSIS MAP

East Half Sec. 23, Northeast Qtr. Sec. 26, T6N, R65W, 6th P.M.,
City of Greeley, County of Weld, Colorado

CLIENT:

Charles Keirnes
1813 61st Avenue, Suite 200
Greeley, CO 80634

DRAWN BY:	<u>LHB</u>
CHECKED BY:	<u>SJS</u>
APPROVED BY:	<u>SJS</u>
DATE:	<u>2022.06.24</u>
SCALE:	<u>1" = 50'</u>
PROJECT NO.:	
P-22-9219	
SHEET	OF
4	9

NOTE:

1. Field work conducted during the month of February. Snow and ice covered the property.
2. External Boundary Monumentation of the subject property and Survey Control Monumentation as shown on Map:

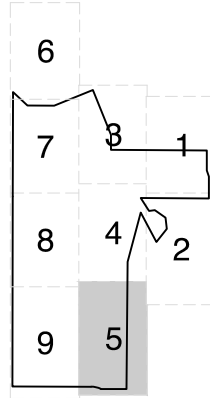
(M): Indicates measured bearing and/or distance from field survey.

(C): Indicates calculated bearing and/or distance. May also indicate a pro-rated bearing and/or distance based on field survey and interpretation of existing final plats, deeds, surveys, maps or other information provided by others.

(R1): Indicates record bearing and/or distance per Eagle View Farms Planned Unit Development PF-1090 as depicted on the final plat recorded August 6, 2016 under Reception No. 4421074 in the records of the Weld County Clerk and Recorder's Office.

(R2): Indicates record bearing and/or distance per Recorded Exemption No. 0805-23-1 RE-5061 as depicted on the map recorded December 27, 2010 under Reception No. 3740825 in the records of the Weld County Clerk and Recorder's Office.

(R3): Indicates record bearing and/or distance per Recorded Exemption No. 0805-23-4 RECX15-0012 as depicted on the map recorded March 25, 2016 under Reception No. 4190336 in the records of the Weld County Clerk and Recorder's Office.



MONUMENT
LEGEND:

- = Property corner monument
not found or set.
- = Found No. 4 Rebar
(unknown length) with ±1"
diameter red plastic cap
stamped LS 30462
- △ = Found Witness Corner

LINE LEGEND:

- = Boundary Line
- = Property Line
- = Section Line
- = Right of Way Line
- = Future Right of Way Line
- = Easement Line
- = 1/16 Section Line
- = Fence Line
- = Overhead Utility Line
- = Edge of Dirt Road
- = Contour Line - Major
- = Contour Line - Minor

ABBREVIATION
LEGEND:

N: North ±: Plus or Minus
E: East No.: Number
W: West Dia: Diameter
S: South LS: Land Surveyor
Rec.: Reception
ROW: Right of Way
Sec.: T N R W:
Section Township Range

SEELEY LAKE SITE ANALYSIS ANX2022-0001

SITUATE IN THE EAST HALF OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 66 NORTH OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

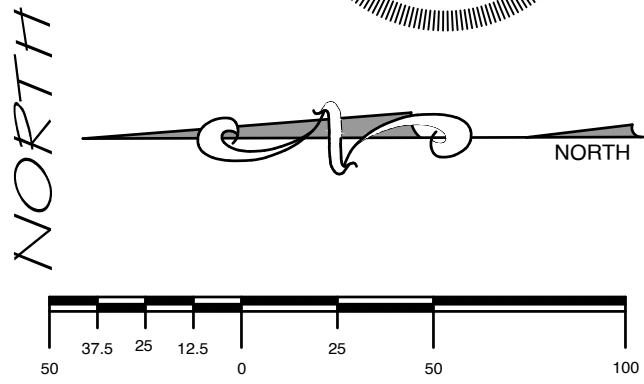
SYMBOL
LEGEND:

⊕ = Utility Pole

PREPARED BY
AND ON BEHALF OF:

INTERMILL
LAND SURVEYING, INC.
1301 North Cleveland Avenue
Loveland, Colorado 80537
P: (970) 669-0516

Steven John Stencel
Colorado PLS No. 30462



STATEMENT OF LINEAR UNITS USED:
Linear Units Used for this survey - U.S. Survey Feet

Southeast Corner
Sec. 23, T6N, R66W
Calculated position only
Located in Seeley Lake
Not Found or Set

1007.29 (R2)
1137.61 (C)
S89°45'07"E 1376.65 (C)
S89°45'12"E 1386.26 (R2)

Lot C
RE-5061
Not A Part

Seeley Lake

S00°29'56"W 1757.39 (C&R1)

Weld County
Zone: R-1

Lot B
RE-5061

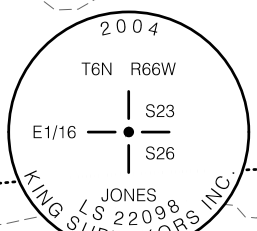
Total Annexation Boundary

±7,102,149 Square Feet or
±163.04 Acres

Edge of Water
September 2005

N89°45'07"W
208.97 (C&R1)

Weld County
Zone: R-1



East Sixteenth Corner
Sec. 23, T6N, R66W
Found No. 6 Rebar (unknown length)
with 3.25" dia Aluminum Cap
stamped as shown

S01°00'00"E
30.01 (C&R1)

Lot D
RECX15-0012

Weld County
Zone: R-1

S00°29'59"W 2638.83 (M)
S00°29'56"W 2638.83 (R2)
S00°29'53"W 2638.83 (R3)

30' Access Easement for
ditch/oil/gas/agricultural use
Rec. No. 3416660

SHEET 4
SHEET 5

SHEET 5
SHEET 9

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

INTERMILL LAND SURVEYING, INC.

1301 NORTH CLEVELAND AVENUE LOVELAND, COLORADO 80537 BUS. (970)-669-0516

Charles Keirnes
1813 61st Avenue, Suite 200
Greeley, CO 80634

SITE ANALYSIS MAP

East Half Sec. 23, Northeast Qtr. Sec. 26, T6N, R66W, 6th P.M.
City of Greeley, County of Weld, Colorado

DRAWN BY: LHB
CHECKED BY: SJS
APPROVED BY: SJS

DATE: 2022.06.24
SCALE: 1" = 50'

PROJECT NO.:
P-22-9219

SHEET 5 OF 9

SEELEY LAKE SITE ANALYSIS ANX2022-0001

SITUATE IN THE EAST HALF OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 66 NORTH OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

SYMBOL
LEGEND:

 = Fire Hydrant

ABBREVIATION:
LEGEND:

N: North ±: Plus or Minus
E: East Dia: Diameter
W: West
S: South
ROW: Right of Way
CMP: Corrugated Metal Pipe
PVC: Polyvinyl Chloride Pipe
Sec. __ T __ N R __ W:
Section Township Range

MONUMENT
LEGEND:

- = Property corner monument not found or set.
- = Found No. 4 Rebar (unknown length) with $\pm 1"$ diameter red plastic cap stamped LS 30462
- = Found No. 4 Rebar

LINE LEGEND:

-  = Boundary Line
-  = Property Line
- = Section Line
-  = Right of Way Line
-  = Future Right of Way Line
- = Easement Line
-  = Quarter Section Line
-  = Fence Line
- = Guardrail Line
-  = Edge of Dirt Road
-  = Edge of Asphalt Surface
-  = Gas Line
-  = Contour Line - Major
-  = Contour Line - Minor

NOTE:

1. Field work conducted during the month of February. Snow and ice covered the property.
2. External Boundary Monumentation of the subject property and Survey Control Monumentation as shown on Map

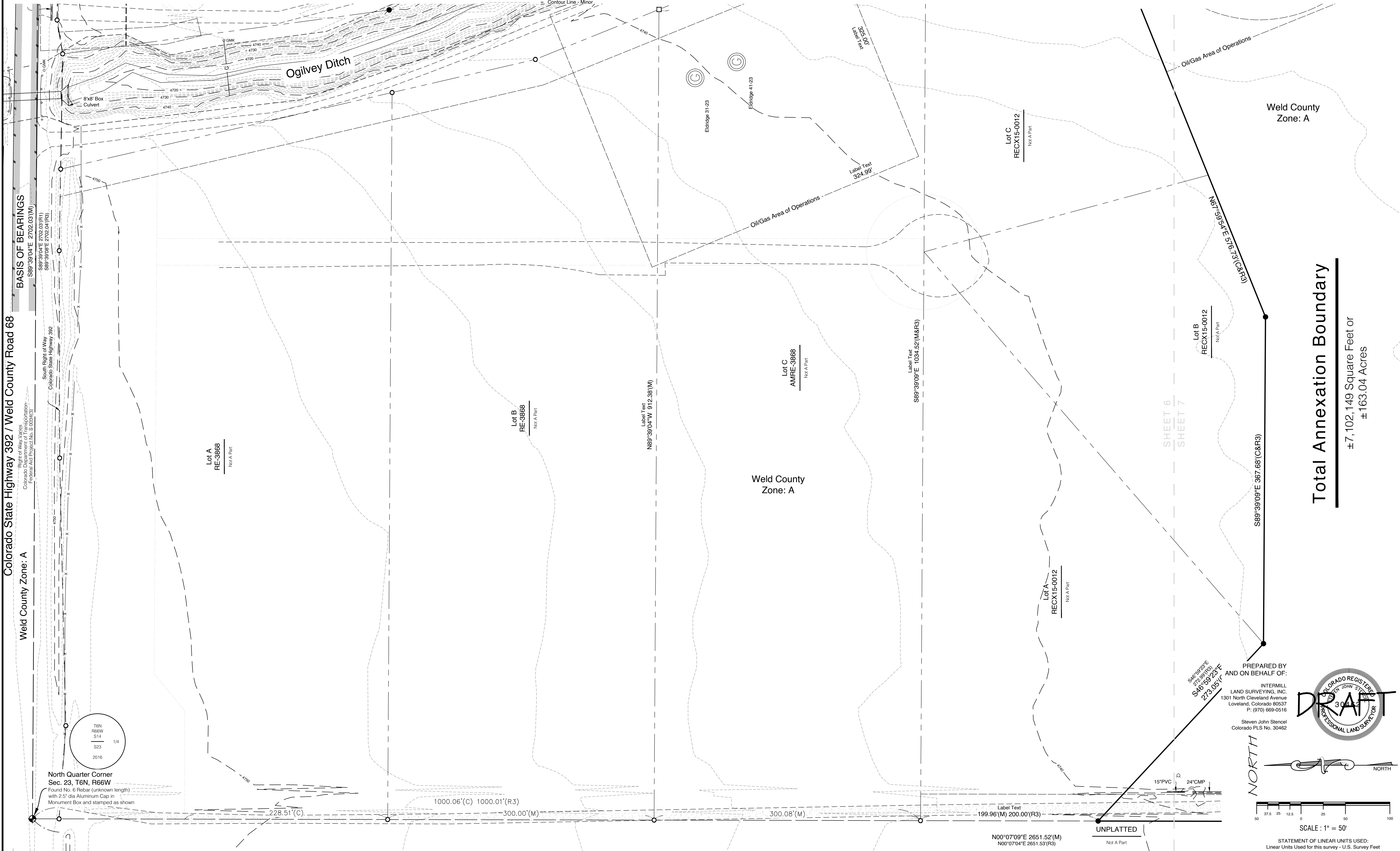
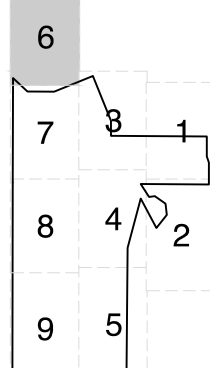
(M): Indicates measured bearing and/or distance from field survey.

(C): Indicates calculated bearing and/or distance. May also indicate a pro-rated bearing and/or distance based on field survey and interpretation of existing final plats, deeds, surveys, maps or other information provided by others.

(R1): Indicates record bearing and/or distance per Eagle View Farms Planned Unit Development PF-1090 as depicted on the final plat recorded August 6, 2018 under Reception No. 4421074 in the records of the Weld County Clerk and Recorder's Office.

(R2): Indicates record bearing and/or distance per Recordation No. 0805-231-RE-0061 as depicted on the map recorded December 28, 2010 under Reception No. 4190336 in the records of the Weld County Clerk and Recorder's Office.

(R3): Indicates record bearing and/or distance per Recordation No. 0805-234-RECY15-0012 as depicted on the map recorded March 25, 2016 under Reception No. 4190336 in the records of the Weld County Clerk and Recorder's Office.



According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

Seeley Lake Site Analysis Map ANX2022-000

[illegible]

TITLE:

SITE ANALYSIS MAP

East Half Sec. 23, Northeast Qtr. Sec. 26, T6N, R66W, 6th P.M.,
City of Greeley, County of Weld, Colorado.

CLIENT:

Charles Keirnes
1813 61st Avenue, Suite 200
Greeley, CO 80634

INTERMILL LAND SURVEYING, INC.

1301 NORTH CLEVELAND AVENUE LOVELAND, COLORADO 80537 BUS. (970)-669-0516

DRAWN BY:	<u>LHB</u>
CHECKED BY:	<u>SJS</u>
APPROVED BY:	<u>SJS</u>
DATE:	<u>2022.06.24</u>
SCALE:	<u>1" = 50'</u>
PROJECT NO.: P-22-9219	
SHEET	OF
6	9

SEELEY LAKE SITE ANALYSIS ANX2022-0001

SITUATE IN THE EAST HALF OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 66 NORTH OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

SYMBOL
LEGEND:

 = Fire Hydrant

**ABBREVIATION
LEGEND:**

N: North ±: Plus or Minus
E: East No.: Number
W: West Rec: Reception
S: South
CMP: Corrugated Metal Pipe
PVC: Polyvinyl Chloride Pipe

MONUMENT
LEGEND:

● = Property corner monument
not found or set.

LINE LEGEND:

	= Boundary Line
	= Property Line
	= Quarter Section Line
	= Easement Line
	= Edge of Dirt Road
	= Contour Line - Major
	= Contour Line - Minor

NOTE:

1. Field work conducted during the month of February. Snow and ice covered the property.
2. External Boundary Monumentation of the subject property and Survey Control Monumentation as shown on Map

(M): Indicates measured bearing and/or distance from field survey.

(C): Indicates calculated bearing and/or distance. May also indicate a proposed bearing and/or distance based on field survey and interpretation of existing final plans, deeds, surveys, maps or other information provided by others.

(P10): Indicates record bearing and/or distance per Eagle View Farms Planned Unit Development PF-1080 as depicted on the plan recorded August 6, 2010 under Reception No. 4491074 in the records of the World County Clerk and Recorder's Office.

(R2): Indicates record bearing and/or distance per Recorded Exception No. 0805-23-4 RE-561 as depicted on the map recorded December 27, 2010 under Reception No. 3740825 in the records of the World County Clerk and Recorder's Office.

(R3): Indicates record bearing and/or distance per Recorded Exception No. 0805-23-4 REC15-0012 as depicted on the map recorded March 25, 2016 under Reception No. 1940336 in the records of the World County Clerk and Recorder's Office.

Weld County
Zone: A

Weld County
Zone: R-1

Total Annexation Boundary

±7,102,149 Square Feet or
±163.04 Acres

PREPARED BY
AND ON BEHALF OF:

INTERMILL
LAND SURVEYING, INC.
1301 North Cleveland Avenue
Loveland, Colorado 80537
P: (970) 669-0516

Steven John Stencel
Colorado PLS No. 30462

NORTH



STATEMENT OF LINEAR UNITS USED:
Linear Units Used for this survey - U.S. Survey Feet

INTERMILL LAND SURVEYING, INC.
1301 NORTH CLEVELAND AVENUE LOVELAND, COLORADO 80537 BUS. (970)-669-0516

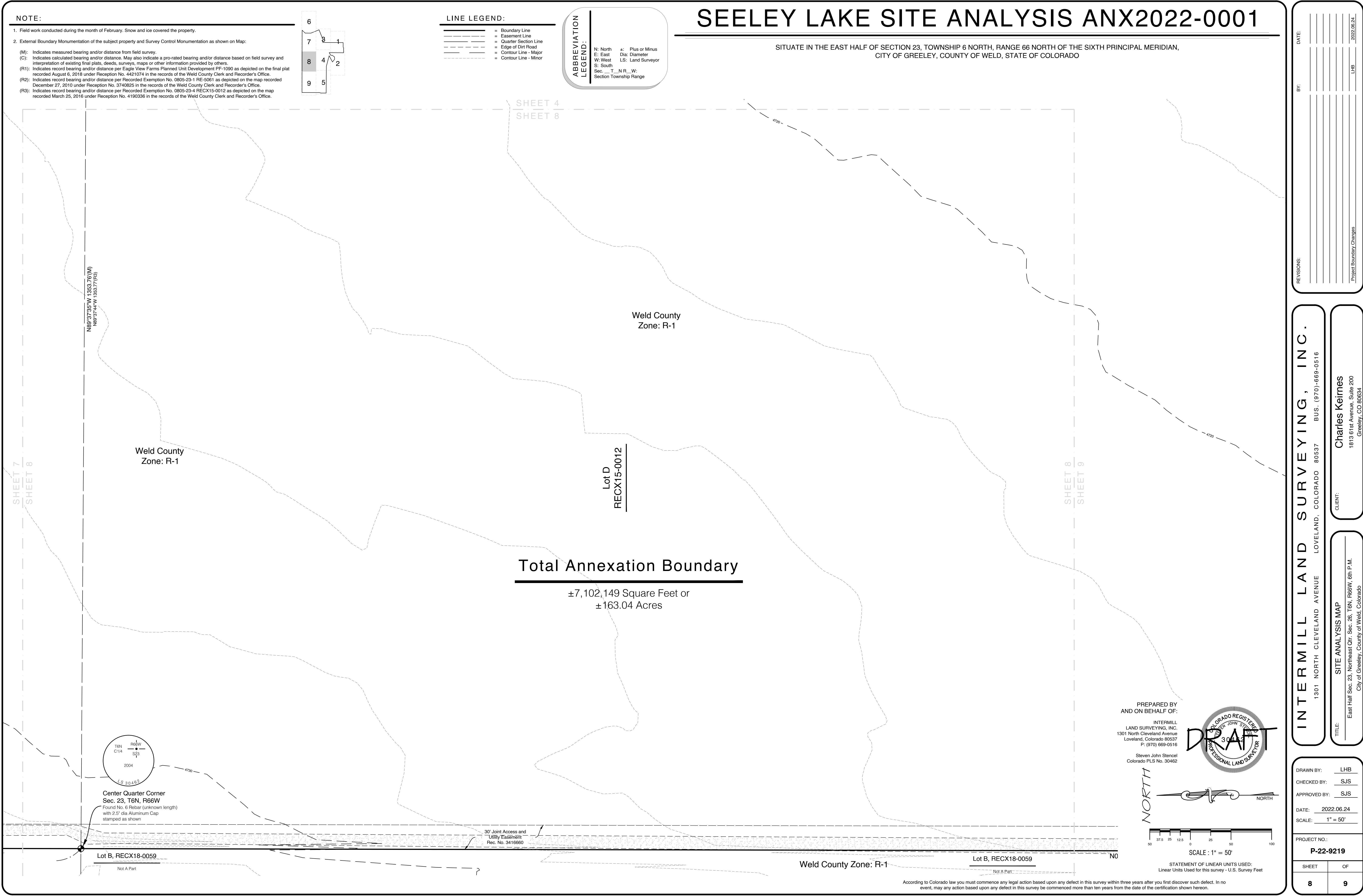
Charles Keirnes
1813 61st Avenue, Suite 200
Greeley, CO 80634

LE: SITE ANALYSIS MAP
East Half Sec. 23, Northeast Qtr. Sec. 26, T6N, R66W, 6th P.M.
City of Greeley, County of Weld, Colorado
XREFS: P219, PAGE 50 SCALE 1"=100'

DRAWN BY:	<u>LHB</u>
CHECKED BY:	<u>SJS</u>
APPROVED BY:	<u>SJS</u>
DATE:	<u>2022.06.24</u>
SCALE:	<u>1" = 50'</u>
PROJECT NO.: P-22-9219	
SHEET	OF
7	9

DWG: \\hal\pr\p-9219-XERNE\dwg\Revision\p9219_site Analy
p9219_DXE.dwg
p9219_Total Annex Bndry REV Idwg DATE: Jun 24, 2012 - 06:59

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.



ANNEXATION IMPACT REPORT
Seeley Lake Annexation Nos. 1-5

PROPERTY OWNERS	Brad Keirnes
LOCATION	South of Highway 392 and north of AA Street, parcels located in East Half of Section 23, and the Northeast Quarter of Section 26, Township 6 North, Range 66
SIZE IN ACRES	160.62 Acres
CONTIGUITY	ANX2022-0001 Seeley Lake No. 1 – 16.78% ANX2022-0002 Seeley Lake No. 2 – 16.68% ANX2022-0003 Seeley Lake No. 3 – 16.7% ANX2022-0004 Seeley Lake No. 4 – 16.77% ANX2022-0005 Seeley Lake No. 5 – 28.39% Seeley Lake Combined – 19.06%
MINIMUM REQUIRED CONTIGUITY	16.67%
EXISTING USES	Agricultural land with a small barn/garage
SURROUNDING LAND USES	North: Agriculture South: Agriculture East: Seeley Lake, Residential West: Agriculture, Residential
CURRENT ZONING	R-1 (Residential – County) and A (Agricultural – County)
SURROUNDING ZONING:	North: A (Agricultural - County), PUD (Planned Unit Development – County) South: R-1 (Residential – County) East: R-1 (Residential - County), A (Agricultural – County) West: A (Agricultural – County), RH (Residential High Density – City)
AVAILABLE UTILITIES	City of Greeley Water, City of Greeley Sewer, telecommunications, gas, and electric extensions would be needed at the time utility services are needed.

TAXING DISTRICTS & MILL LEVIES

<u>Taxing District</u>	<u>Mill Levy</u>
Aims Community College	6.307
Eaton Fire	9.000
High Plains Library District	3.181
Northern Colorado Water	1.000

Eaton School District RE2
Weld County

34.957
15.038

INTENDED/PROPOSED USES

The applicant, Charles Keirnes, is requesting to annex approximately 160.62 acres of unincorporated property to the City of Greeley (see Exhibits A & B). The intended use is low-density single-family residential development. No specific plans for the site are proposed at the time of annexation, but the Land Use Guidance Map indicates low-density residential uses for the site, so it is likely to eventually develop as such.

Following the annexation, the establishment of zoning for Holding – Agriculture (H-A) zoning will be completed at the August 1st Council meeting. The property must be zoned within 90 days of annexation. The zoning request will be evaluated during that process.

COMPREHENSIVE PLAN

The property is entirely within the City of Greeley's Long-Range Expected Growth Area (LREGA) and complies with City of Greeley Comprehensive Plan policies.

ANALYSIS

The proposed annexations have 19.06% combined contiguity with existing municipal limits which meets the State of Colorado one-sixth (16.67%) contiguity standard regarding annexations.

The annexations provide growth in the north-central part of Greeley, which has not grown as much as the western portion of Greeley. It provides balance to the City's growth and land use pattern.

The annexations would be consistent with present growth patterns and Comprehensive Plan policies. There is evidence that this site shares a common interest with the City's future. The requirements of State statutes and City of Greeley guidelines for annexation appear to have been met by this requested annexation.

Since the site is currently agricultural land and there is no development proposal at this time, there should be zero additional students coming to Eaton School District RE2 as a result of these annexations. However, if a land use application for a development proposal were to be submitted, the school district would be given an opportunity to comment.

ATTACHMENTS:

Exhibit A - Vicinity Map

Exhibit B - Annexation Plats

Exhibit C - Site Analysis Map

Exhibit D - Legal Descriptions

Doug May

From: Jeffrey, Sendy <Sendy.Jeffrey@bestbuy.com>
Sent: Tuesday, June 20, 2023 10:47 AM
To: Doug May
Subject: Opposition to Land Annexation and Rezoning Surrounding Seeley Lake

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

Sendy Jeffrey
3007 Grandview Dr
Greeley, CO 80631
06/20/2023

City of Greeley
Department of Planning and Development
1100 10th Street
Greeley, CO 80631

Subject: Opposition to Land Annexation Surrounding Seeley Lake

Dear Planning Commission and City Council Members,

I hope this letter finds you well. I am writing as a concerned resident of Seeley Lake regarding the proposed land annexation and rezoning of the 160 acres west and north of our community. I urge you to consider my opposition to this development and carefully evaluate the potential consequences it may have on our neighborhood and quality of life.

First and foremost, I would like to emphasize that the majority of residents in our community are strongly against the idea of introducing over 100 new homes into our area. We value the serene and rural nature of our neighborhood and wish for it to remain as such. The proposed development would significantly alter the character and ambiance of Seeley Lake, which is a major concern for all of us.

One of the primary issues that arises with this annexation is the impact on our already inadequate road infrastructure. The addition of a substantial number of vehicles would undoubtedly exacerbate the existing traffic problems, posing risks to both residents and commuters. Moreover, the increased noise and light pollution resulting from this development would disturb the peaceful atmosphere we currently enjoy.

Furthermore, there is legitimate concern about the potential decrease in property values if this annexation is approved. The introduction of a large housing development in close proximity to our homes could adversely affect the market value of our properties. Preserving the desirability and attractiveness of Seeley Lake is vital for all residents, as it directly impacts our long-term investments and financial well-being.

Another crucial aspect we should not overlook is the loss of agricultural land and open space. The proposed development would encroach upon the valuable agricultural grounds surrounding our community, diminishing the natural beauty and environmental benefits they provide. As stewards of this area, it is our responsibility to protect and preserve these open spaces for the benefit of current and future generations.

In light of these concerns, I strongly urge the Planning Commission and City Council to carefully consider the long-term implications of this land annexation. I implore you to take into account the sentiments of the Seeley Lake community

and the adverse effects this development would have on our cherished neighborhood. I respectfully request that you reject this proposal and work towards maintaining the integrity and tranquility of our area.

Please be aware that the content of this letter may be shared publicly, as it is essential to foster transparency and open dialogue. I trust that you will give due consideration to the concerns expressed by the Seeley Lake community and act in the best interest of all residents involved.

Thank you for your attention to this matter. I appreciate your commitment to serving our city and community.

Sincerely,

Sendy Jeffrey

Doug May

From: Wendy Shupe <wshupe@tsctrux.com>
Sent: Tuesday, June 20, 2023 9:44 AM
To: Doug May
Cc: Dale Hall; Brett Payton; Edward Clark
Subject: Rezoning of 160 acres west and north of Seeley Lake

Some people who received this message don't often get email from wshupe@tsctrux.com. [Learn why this is important](#)

To Whom It May Concern:

We would like to voice our concern regarding the above mentioned rezoning. It is our belief that the passage of this proposal will change our quality of life from a "country" setting to a more of a "city" setting, much less desirable for existing residents . . . it would change the light and noise pollution compared to what we are currently experiencing. The rezoning would have to cause a lot of extra traffic on roads that are already inadequate for the current amount of vehicles, already experiencing MANY traffic accidents at intersections and otherwise, surrounding our neighborhood. We feel that if this passes it would decrease our property value, as well as others in our neighborhood (Sonnyview Estates), as it would change the overall "feel" our of current living situation and surely negatively affect the view to the west that we and many others presently have. Northern Colorado is so steeped in agriculture it seems like a real shame to lose agricultural ground and open space, these areas are becoming so very rare.

Some residents received a letter via mail to alert them to the proposed annexation, we did not receive the mailing so were taken quite by surprise. This annexation would really have a huge impact on us.

We have lived in Greeley all of our lives and have lived at Seeley Lake (Sonnyview Estates) for 28 years and really wish for things to stay as they presently are.

Thanking you, in advance, for your consideration.

Grant and Wendy Shupe
3530 Lynn Street
Greeley, CO 80631

Doug May

From: Ray Middleton <dutchman3600@gmail.com>
Sent: Tuesday, June 20, 2023 9:33 AM
To: Doug May
Subject: Seeley Annexing case#ZON2022-003

You don't often get email from dutchman3600@gmail.com. [Learn why this is important](#)

Good morning Sir. My name is Raymond J Middleton. I reside at 16780 Shepherds Way, Greeley, CO 80631. This is in the Eagle View Farms at Seeley Lake.

I did not receive the original notice but my wife did, Rebecca R Middleton.

I would like to voice my objection to this re-zoning annexation of the 160 acres in question.

Our house is close to this development and will impact us negatively.

The views we have of the western mountains is already been impacted by new homes in the Eagle View Ranch area.

This is just northwest of the planned annexation property. I assume it will become part of this future development.

Increased noise, traffic will do nothing but reduce our property values.

We where assured by both developer and real estate agent, when we purchased our home, this land would remain agricultural and no homes would be built.

I am a bicyclist and the traffic on CR 35 is already like an interstate and drag strip. It requires I ride 2 miles to reach the trail on this highway. More

traffic makes this less safe for me and others that love the trail.

Thanks you for your consideration in this matter

Sincerely

Ray Middleton

<http://www.USMES.org>

Master Diver

Still chasing the dream at 73

Doug May

From: Cindi Shupe <ladybugg66@gmail.com>
Sent: Tuesday, June 20, 2023 11:32 AM
To: Doug May
Subject: Seeley Annexation

You don't often get email from ladybugg66@gmail.com. [Learn why this is important](#)

Dear Mr. May,

We are writing in regards to the letter we received about Seeley Annexation (ANX2022-0001-0005 and ZON2022-0003). We are long time residents of Seeley Lake and strongly oppose the annexation and proposal to add more homes to our area. It is very concerning to us, the people of our neighborhood and those in the surrounding area who have built lives for themselves to be 'out in the country'.

The increased traffic on roads that are already inadequate to safely handle the current number of vehicles, the increased noise and light pollution caused by more homes, the destruction of farmland, birds and wildlife, and the possible decrease in property values will negatively impact all of us in every way. We are counting on you, the Planning Commission and the County Commissioners to listen to the voices of the people and do what's best for the existing community.

Thank you for your consideration,

Gregg & Cindi Shupe
3234 Grand View Drive
Greeley, CO

Doug May

From: elkep1@comcast.net
Sent: Tuesday, June 20, 2023 8:38 AM
To: Doug May
Subject: Letter

You don't often get email from elkep1@comcast.net. [Learn why this is important](#)

Apparently a letter was sent to residents of Seeley Lake (Sonny View Estates) the first of June re annexation of portion of properties around the lake.

I received no such letter.

I've lived at this property for 45 years. I wondered why

I wasn't privileged to this information.

Is it possible to email this letter to Elkep1@comcast.net or tell me how I might obtain a copy of this letter.

Thank you Leona Kepler

3112 Grandview Dr. Greeley 80631

Doug May

From: Wade Stroh <wadestroh1@gmail.com>
Sent: Tuesday, June 20, 2023 7:27 AM
To: Doug May
Cc: Wade Stroh; Shane Powell
Subject: Fwd: Seeley Annexation Case NumberANX2022-0001-0005

[You don't often get email from wadestroh1@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

>
> As current residents of the Seeley Lake neighborhood we have great concerns regarding the proposed land annexation and rezoning of the land north of AA Street, west of County Road 35 and west of Seeley Lake.
> We are strongly against this annexation proposal as it would have multiple negative impacts on our neighborhood. As a note, we never received the letter that was mailed on June 8, 2023.
>
> The infrastructure of the area is already over burdened with the development in Eaton and other communities to the north. The traffic is extremely heavy on County Road 35 already and another development would increase the congestion even more. What should be at the top of our list of concerns to be considered is the impact of water which we're already seeing constraints on. Why would we continue to build more residential areas if water is at the top of our state issues? Then there is the impact on property taxes which are on the rise and the affect it would have on our existing neighborhood. There is also the lake itself and the environmental impact of having more homes near it. More septic systems with high water table, or would there be sewer lines? At what point would we see the city limits be moved further north to our area? No thanks, that's why we have our home out here for over 30 years.
>
> Please stop this proposal. We want to keep our neighborhood as it is without the negative impacts as voiced above. We don't want this type of growth out here just to satisfy the financial gains of a developer.
>
> Thank you for taking the time to hear our concerns.
>
> Wade and Tracy Stroh
>
> Sent from my iPhone

Doug May

From: Natasha De Jager <natashaajager@gmail.com>
Sent: Tuesday, June 20, 2023 7:08 AM
To: Doug May
Subject: Seeley annexation

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

Hello-

Please do not move forward with the Seeley Annexation project. We do not want these homes in our area. This is a rural area and would decrease our home value as it supposed to be “where luxury meets country”, as well as loss of agricultural area, increase road congestion and light pollution. Among so many other things!

Thank you!

--

Natasha De Jager
970.576.4436

Doug May

From: Cindy Wolach <urodocjr@aol.com>
Sent: Monday, June 19, 2023 10:48 PM
To: Doug May
Subject: Seeley Lake Annexation

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

Dear Planning Commission,

As a 50 year resident of Sonnyview Estates at Seeley's Lake, I am submitting concerns regarding the Annexation Application for the west side of Seeley's Lake (Case Number: ANX2022-0001-0005).

To begin, the application does not meet the first requirement for eligibility that "Not less than one-sixth (1/6) of the perimeter area proposed to be annexed is contiguous with the City of Greeley". The applicant is trying to circumvent this requirement by annexing a tiny parcel first with larger and larger parcels following. This legal maneuvering around the criteria should be considered nothing less than unethical

The area in question is agricultural, which is what Weld County was built on. There are no dense housing developments anywhere near this proposed parcel, therefore no city utilities nearby nor the infrastructure in roads to accommodate a large development. The existing roads, 35th avenue, 59th avenue and AA street are inadequate for any heavier traffic than already exists. The safety issue would be very concerning and completely disrupt this rural area of quiet country living, which is the reason we are homeowners in Sonnyview Estates.

Our property values declining is also a concern with this kind of development virtually in our backyards. Not to mention the loss of the habitat for wildlife that exists on the west side of the lake and the loss of fertile agricultural ground.

The noise and light pollution that this annexation would create will ruin the country living that exists in this area.

As a lifelong resident of Weld County and 50 year resident of Sonnyview Estates at Seeley's lake, I vehemently oppose this annexation application.

Lastly, not all of the property owners in proximity to this annexation application have received an official notice of the planning commission and city council hearings regarding this proposal. This is also very concerning.

Thank you for your consideration in this matter.

Best Regards,
Cindy Wolach

Sent from my iPad

Doug May

From: kyliewylie@aol.com
Sent: Monday, June 19, 2023 10:03 PM
To: Doug May
Subject: Annexation

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

To whom it may concern,

I am a Seeley Lake resident that has lived in the neighborhood for over 20 years. I am voicing my opposition to the proposed Annexation of the land west of the subdivision. The Infrastructure around the lake and on the County roads is not suitable for the traffic that a neighborhood of this size would produce. This area is and has always been a country feel and the Annexation would take away from that. 25 years ago there was a study on this very land that showed it not to be Developable because it's in a flood plane, why now is it being considered for Development?

Thank you for your time and consideration in reading my email.

Kyle Sheaffer

[Sent from the all new AOL app for iOS](#)

Doug May

From: James Wolach <ncupc@aol.com>
Sent: Monday, June 19, 2023 8:47 PM
To: Doug May
Subject: Annexation of land north of AA

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

I just received information on the proposal for annexation of the land west of Seeley lake. Reviewing the requirements for Annexation I do not see how this qualifies. It looks to me that by trying to divide the land into five separate plots they are trying to avoid the 1/6 requirement. I also do see how AA street will have the infrastructure to handle the proposed development.

My family and I have lived out by Seeley lake and now on the lake for 20 years. We live out here because of the low density of housing and traffic. Being a native of Greeley I have seen what poor development planning can do to a town.

Thanks for you time

James Wolach.

[Sent from the all new AOL app for iOS](#)

Doug May

From: Anita Eley <eleyanita@gmail.com>
Sent: Monday, June 19, 2023 4:37 PM
To: Doug May
Cc: Anita Eley
Subject: Zoning Change North & West of Seeley Lake

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

Mr May,

I am against the annexation of additional land in the area north and west of Seeley Lake. Building more homes in this rural area goes against my reasons for purchasing a home in this beautiful open area. I want to live in the country, yet be within a short driving distance of town amenities. Adding more homes will substantially increase traffic on County Roads 35 and 33, roads that are already inadequate for the current amount of vehicles. Additional homes will increase the noise and light pollution in this area and will decrease the property values of the existing homes.

--

Sincerely, a concerned Seeley Lake Homeowner,

Anita Eley
3506 Holman Ct
Greeley CO 80631

Doug May

From: Maggie Harms <tlharms@comcast.net>
Sent: Monday, June 19, 2023 2:56 PM
To: Doug May
Subject: Re-Zoning Land West and North of Seeley Lake

[You don't often get email from tlharms@comcast.net. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Dear Doug,

I have lived at Seeley Lake since 1992 and intend to stay here for many more years. I was concerned when my neighbour told me of the Land Annexation and rezoning plan that is before council. Some neighbours received information notifying them of this - I did not and am disturbed by this and wonder how many other neighbours were not informed. I do intend to attend the meetings coming up to hear all about this proposal but do wish to let you know of my great concern over the potential loss of countryside living which I have purposefully chosen, roading issues and safety, and many other issues I have.

Yours sincerely
Maggie and Tom Harms
3528 Cindy Place
Greeley CO 80631

970 381 3254

Doug May

From: Barb Stork <storkbarb@gmail.com>
Sent: Monday, June 19, 2023 1:39 PM
To: Doug May
Subject: Annexation consideration of 160 acres near Seeley Lake

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

To whom it concerns in Greeley city Planning;

Please know we searched for months to find a home in a quiet safe neighborhood and found it in Sonny View Estates on Grand View Drive. Please DO NOT consider annexing another 160 acres. We currently have a quiet safe neighborhood to walk in with children and pets. In the past months we have seen increased traffic and speed on 35th street - the too many accidents and rollovers already. We don't need more potential accidents. The additional building going on in Eagle View Estates is more than enough extra noise pollution and traffic.

I'm concerned about the pollution and crime this increased population will bring.

Thank you for hearing me out.

Barb Stork
3228 Grand View Drive
Greeley, CO 80631

Doug May

From: Adam James Wickam <adamjames.wickam@gmail.com>
Sent: Monday, June 19, 2023 1:29 PM
To: Doug May
Subject: Proposed Homes North East of Seeley Lake

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

Hi Doug,

As the President of Riverview Estates HOA, I wanted to reach out to you about the potential development on the West side of Seeley Lake.

On behalf of our nine households, just South of Seeley, we strongly oppose this potential development. We did not receive notice of the project, which I consider to be a lack of communication, since our families that would be impacted by this approval.

The small lot size does not fit the building that has been approved in the past. Plots less than one acre is one concern that the families have brought up. Recent projects to the West, North, and East of the proposed site are all 3-5 acres, which is what we would expect for development in this area.

Our HOA is also a shareholder in the Nauman Lake Reservoir Company just west of the proposed site. This group will be impacted by the development, as well. I will inform the rest of that board, although they likely won't have time today to comment, as they were not made aware either.

Thanks,

Adam Wickam
1631 N 35th Avenue Ct
Greeley, CO 80631
970-515-2352

Doug May

From: Lois Pringle <lois.firegirl@gmail.com>
Sent: Monday, June 19, 2023 11:41 AM
To: Doug May
Cc: Bill Pringle; Nicholas Pringle; David Pringle; jkennedy1984@gmail.com; ladybugg66@gmail.com; bigredtruck86@gmail.com
Subject: Seeley Annexation #ANX2022-0001-0005

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

Dear Doug May, Greeley City Council Board Members, Mayor and Council:

We are writing to express our strong opposition of Case #ANX2022-0001-0005, the proposed annexation and rezoning of approximately 160.62 acres of land located north of AA Street, west of CR 35 and east of Seeley Lake.

This proposal does not give many details, but if it is anything like Eagle View Farms, then this development will be detrimental to the entire area, cause traffic and safety problems, destroy local wildlife and wetland habitat, which in turn will remove agricultural land which is supposed to be prioritized in Weld County.

After living in the existing subdivision on the east side of Seeley for almost 20 years, and watching prior development by the petitioner in the South West corner of Highway 392 and CR 35 (Eagle View Farms), I can definitively say, any development to this land will cause great harm to the environment, decrease safety of pedestrians and bicyclists, cause major traffic issues and is not necessary.

The roads surrounding this area will have a disproportionate surge during critical times. When my children started driving in 2013, I asked the Sheriff to forward me a report listing the serious and fatal accidents between CR 29 and Highway 85 along Highway 392. I was alarmed. I cannot imagine the upsurge of use this deadly stretch will have to endure if this project is approved. My son and I have personally witnessed a traffic death at CR 35 and AA Street. AA Street and adjoining county roads are not adequate for the influx of travels per day this project will cause. Crossing existing agricultural ditches supplying both needed reservoirs and fields to meet civil engineering requirements will destroy all existing wildlife and land. The infrastructure needed to provide roadways and housing for any future subdivision will increase the impervious area on an already flood plain delicate area.

The wildlife that have homes in this area including owls, eagles, hawks, bats, pelicans in the summer and geese in the winter, ducks, and red tipped blackbirds to name a few, would be destroyed. The fish in Seeley Lake would be negatively impacted by all the pesticides and fertilizers draining from manicured lawns where no governance is made over who may use what. The existing delicate ecosystem would forever be destroyed. With the addition of Eagle View Farms at Seeley Lake, we have already noticed an increase in the algae bloom, an increase in fish death and personally, I have noticed a dramatic increase in my allergies and asthma only after the new homes north of the lake have been added. We have heard there may be protected flora/fauna in and surrounding Seeley Lake.

Weld County prioritizes agriculture. I hope this continues to be the case. I urge you to disapprove the proposed Land Use Annexation, Seeley Annexation #ANX2022-0001-0005. I know my opinions are shared by many who have not managed to attend the hearing nor write letters and emails. Thank you for your continued service and support of our communities.

I appreciate your time and please do not hesitate to contact us with any questions or concerns.

Lois & Bill Pringle
Nicholas & David Pringle
3204 Grand View Dr
Greeley, CO 80631

Doug May

From: SHANE POWELL <shanepowell2000@yahoo.com>
Sent: Monday, June 19, 2023 11:29 AM
To: Doug May
Subject: Concern - seeley lake development

You don't often get email from shanepowell2000@yahoo.com. [Learn why this is important](#)

Hi Doug,

I wanted to reach out to you about a notification we have received about a potential development on the west side of seeley lake .

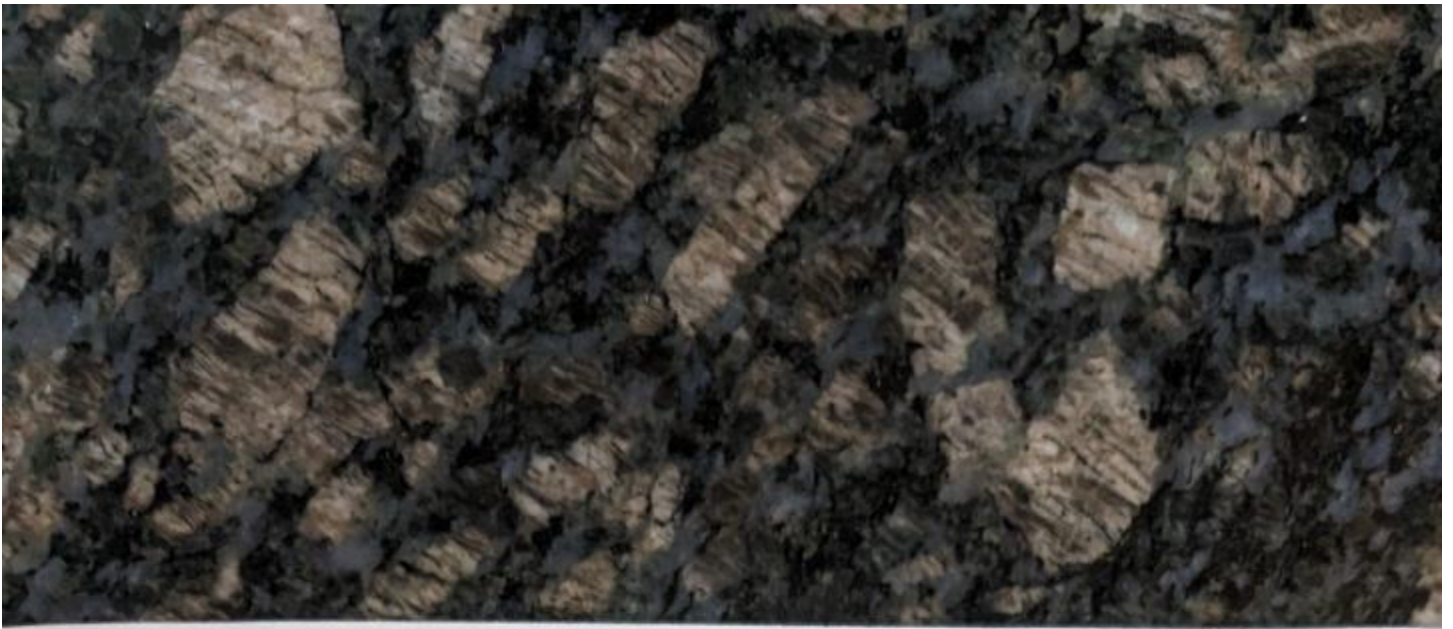
There is some major concern myself and many other residents have that live at Seeley and strongly oppose what is being talked about with a potential development .

We have met with at least 10 other house holds that this would impact and we are greatly concerned about this. We will fight this to the full extent, and we are even more alarmed that the lack of communication with all those families that would be impacted by this .

Many families want to know WHY they have received no notice of this and want some explaining ? There are many of us that live on the lake of seeley and others who are impacted all within that proposed area that are extremely upset right now.

We will not be in town for the hearing as we already had another event scheduled out of town. However this is something that MANY neighbors had not known about and the we will all fight this to the full extent. Please reach out to me directly when you have time and I think you need to understand the concerns all the families have brought up concerning this matter. This would be a complete disaster and I can go into details when we speak.

Shane Powell
President
Powell Properties, Inc.
970-302-9737



Seeley Lake Annexation Vicinity Map



**PLANNING COMMISSION HEARING
CITY COUNCIL HEARING
CORRECTED**

Mailing Date: June 8, 2023

This is a courtesy letter to advise you that a public hearing is scheduled regarding a land use proposal in your neighborhood.

Planning Commission Hearing Information

**Planning Commission: June 27, 2023, 1:15 p.m.
City Council Chambers, 1001 11th Avenue, Greeley, Colorado**

City Council Hearing Information

**City Council: August 1, 2023, 6:00 p.m.
City Council Chambers, 1001 11th Avenue, Greeley, Colorado**

Project Name: Seeley Annexation	Case Number: ANX2022-0001 - 00
Applicant: Charles Keirnes	Applicant Phone: (970)539-220
Property Address: N/A	Property Location (CORRECTED): north of AA street, west of County 35, and west of Seeley Lake.
Description: The City of Greeley is considering a request from Charles Keirnes to an	

Doug May

From: andradegrl@skybeam.com
Sent: Tuesday, June 20, 2023 3:28 PM
To: Doug May
Cc: andradegrl@skybeam.com
Subject: Seeley Annexation

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

Dear Mr. May,

This letter is in addition to our conversation on June 20 regarding the The City of Greeley's consideration of a request from Charles Keirnes to annex 160.2 acres of land adjacent to Seeley Lake. As 23 years residents of 4167 AA St. we are opposed to this annexation.

We are long time residents of Greeley and have been witnesses to the the many changes to the City of Greeley over the last 45+ years. Our concerns lie the with the explosion of apartment complexes and densely populated single family residences in areas that were previously zoned for agriculture. Since the area being considered for annexation is currently zoned for agriculture and is being utilized as such we see the potential for zoning changes soon after annexation takes place and therefore oppose the annexation.

Additionally, we will attend the Planning Commission Hearing on June 27. Please include our letter in the packet of materials provided to the Greeley Planning Division.

Sincereley,

Ernest and Joanne Andrade

Doug May

From: Jennifer Kennedy <jkennedy1984@gmail.com>
Sent: Tuesday, June 20, 2023 2:36 PM
To: Doug May
Subject: Seeley Annexation and Rezoning #ANX2022-0001-0005

Dear Doug May, Greeley Planning Commission, and City Council Members,

I am writing to express my sincere opposition to the proposed annexation and re-zoning of approximately 160.62 acres of land located north of AA Street, west of CR 35 and east of Seeley Lake. I do not believe this proposal serves the best interests of the community, and would have adverse effects both for public safety for those who live nearby.

Re-zoning is in opposition to Weld County's commitment to prioritize farm and agricultural land. The zoning document attached to this property's entry in the Weld County Property Portal describes Agricultural Zoning, stating in section 31.1, "The [Agricultural] District is established to maintain and promote agriculture as an essential feature of Weld County. The A District is intended to provide areas for the conduct of agricultural activities and activities related to agriculture and agricultural production without the interference of other, incompatible land uses...The A District regulations are established to promote the health, safety, and general welfare of the present and future residents of Weld County."

While a housing development is not a part of this specific proposal, it seems this is likely the first step. The proposed H-A zoning is still technically agricultural, but it is a significant departure from the current Agricultural zoning, as the City of Greeley's definition of H-A makes it clear that these properties are intended for future development. To that end, I have serious concerns.

My primary concern is one of safety: the county roads surrounding this property are not sufficient to handle the increase in traffic that will come with future development. These roads are already ill-equipped to handle the current level of commuters and trucks. I am particularly concerned about increased congestion at the CR 33 and CR 35 intersections with Highway 392, as these are already dangerous crossings, as well as the effects of significantly more traffic on AA street.

Additionally, many of us moved or built in this neighborhood specifically to avoid the noise and light pollution that comes with neighboring developments. In fact, we specifically researched how the adjacent land was zoned before moving here. Re-zoning to allow future development will bring with it an end to the quiet and rural feeling of this neighborhood.

The property in question is also uniquely hospitable to wildlife in the area, being located near a body of water. The eagles, foxes, pelicans, geese, frogs, deer, turkeys, and many other animals will have their habitats destroyed and be driven out by future development.

I also have concerns with annexation, in general. Annexation can create inconsistent boundaries for public service providers. As a small example, there is already inconsistency in the jurisdiction of the O St and County Rd 35 roundabout. Last month, we found a stray dog there, and in trying to contact animal control, we were told if the dog was in the street when we found it, it was one jurisdiction, but if it was on the center of the roundabout, it was a different jurisdiction. Such inconsistencies on an even larger scale create inefficiency and can delay responses.

I am also highly concerned that if the property in question is annexed into the City of Greeley, it could increase the likelihood of the adjacent Sonny View Estates neighborhood being annexed into the city in the future, which I and many other property owners would strongly oppose.

As referenced earlier, the Weld County agricultural district was established "to promote the health, safety, and general welfare of the present and future residents of Weld County." I do not believe the current proposal to annex and re-zone land aligns with this same goal, and so I ask you to disallow the proposal.

Thank you for your time and consideration,
Jennifer and Tyler Kennedy
3213 Grand View Drive
Greeley, CO 80631

Doug May

From: Amy Lynn <lynnamy80@gmail.com>
Sent: Tuesday, June 20, 2023 4:21 PM
To: Doug May
Cc: Dale Hall; Brett Payton; Edward Clark
Subject: proposed Seeley Annexation, Case no. ZON-2022-0003

[Some people who received this message don't often get email from lynnamy80@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

To Whom it may concern:

Please be advised that I am not in favor of the proposed annexation and potential development as a result of the Seeley Annexation project. The possible development will increase traffic on CR 35 and access to the development will be limited. The road and turn onto Hwy 392 from CR35 can not support the traffic increase safely. Also, property values at Eagle View Farms at Seeley Lake may be negatively impacted by the increased traffic, noise pollution and congestion.

The area is largely agricultural. Re-zoning as a "holding Agriculture zone" may be considered "spot zoning" upon further research if the area is developed for housing on down the line.

Respectfully,
Amy Lynn

Sent from my iPad

Doug May

From: Marcos Sanchez <sanchezbrosinc@gmail.com>
Sent: Tuesday, June 20, 2023 4:37 PM
To: Doug May
Cc: D Sanc
Subject: Proposed Seeley Annexation case: anx2022-0001-0005

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

Hello Doug, we are writing to oppose this annexation Proposal, and want our email to be part of included comments to the planning commission.

We moved out here to live in the country 1.5 years ago. It is beautiful and peaceful out here. We don't believe that this annexation which will lead to city growth out here in the country, is good for our tax payers and/or neighbors. This growth will create more traffic and will put an additional strain on already inadequate roads, and will definitely create more noise pollution., and will decrease our values of homes and we'll lose agricultural open space.

We built out here to be away from the city, and don't want our country living to be invaded be city sprawling, just for the all mighty dollar. We believe it is a bad move for everyone that is affected in so many ways.

Marcos/Diandra Sanchez
16790 Shepherds Way
Greeley CO. 80631

Doug May

From: kyra.sneddon@yahoo.com
Sent: Tuesday, June 20, 2023 5:03 PM
To: Doug May; Dale Hall; Brett Payton; Edward Clark
Subject: Seeley annexation

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

Good afternoon,

I have some concerns about this application for 100 homes trying to be fit in around a lakeside view. You are looking to add over 100 families on a corner that is quite dangerous already for its traffic load especially during the winter storms. The road never gets cleaned up nor does it get any attention from law enforcement to watch speed because we cannot decide whether city of greeley or sherif department has the jurisdiction. Now you want to bring all this attention to our area again and yet we can't even take care of the potholes in our road? This seems like a massive tax grab and not prioritizing other things nor bringing into account any other sort of safety issues. Crime was bad enough for our home at 4510 AA st when we were trying to build 1 house and 1 shop. Now you are trying to bring in 100 homes into a farm community and give up on little farms. I hope you can take into consideration the surrounding people and understand the headache and hurt it impacts in surrounding areas.

The Sneddons

[Sent from Yahoo Mail for iPhone](#)

Planning Commission Agenda Summary

June 27, 2023

Key Staff Contact: Doug May, Planner III, 970-350-9784

Title:

Public hearing to consider a request to establish zoning of 160.62 acres of newly annexed land located north of AA Street and west of Seeley Lake.

Summary:

CB Keirnes Land Company LLC has submitted a request to zone five (5) properties totaling 160.62 acres of undeveloped land generally located north of AA Street and west of Seeley Lake to Holding-Agriculture (H-A) zoning district.

Recommended Action:

Approval

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Seeley Lake Establishment of Zoning, File number ZON2022-0003 meets the required Development Code criteria of Section 24-204.b.(1-9); and recommend approval of the Seeley Lake Establishment of Zoning to the City Council.

Attachments:

Attachment A – Vicinity Map
Attachment B – Surrounding Zoning Exhibit
Attachment C – Establishment of Zoning Maps
Attachment D – Site Analysis Map
Attachment E – Land Use Guidance Map

PLANNING COMMISSION SUMMARY

ITEM: Establishment of Zoning of 160.62 acres of land located north of AA Street and west of Seeley Lake to H-A, Holding Agriculture.

FILE NUMBER: ZON2022-0003

PROJECT: Seeley Lake Establishment of Zoning

LOCATION: Various Properties – North of AA Street and west of Seeley Lake

APPLICANT: Charles Keirnes

CASE PLANNER: Doug May, Planner III

PLANNING COMMISSION HEARING DATE: June 27, 2023

PLANNING COMMISSION FUNCTION:

Review the proposed annexation for compliance with Section 24-204 of the Greeley Development Code and make a recommendation to the City Council.

EXECUTIVE SUMMARY

Per Sec. 24-201.b.4. annexed areas shall be included in the City's zoning ordinance and map within ninety (90) days after the effective date of the annexation ordinance. As such, this application has been submitted in conjunction with two petitions to annex land to the City. The applicant proposes the establishment of H-A (Holding Agriculture) zoning.

A. REQUEST

The applicant is seeking approval for the Establishment of Zoning to H-A (Holding Agriculture) Zone District for property known as Seeley Lake Annexations 1 thru 5.

B. STAFF RECOMMENDATION

Approval

C. LOCATION

North of AA Street and west of Seeley Lake (See Attachment A – Vicinity Map).

Current Zoning: Weld County R-1 (Residential)
Weld County A (Agriculture)

Proposed Zoning:	H-A (Holding Agriculture)
Abutting Zoning:	North: A – Agricultural (Weld County), PUD – Planned Unit Development (Weld County) East: R-1 – Residential (Weld County) South: R-1 – Residential (Weld County) West: A – Agricultural (Weld County), RH – Residential High Density (City of Greeley)
Site Conditions:	The serial annexation area consists of five pieces totaling 160.62 acres of land. The site is generally flat, gradually sloping from the northwest to the southeast. The parcels are undeveloped agricultural land. There is a small barn/garage located on parcel #080523300028
Lot Size:	160.62 Acres
Abutting Land Uses:	North: Agriculture South: Agriculture East: Seeley Lake, Residential West: Agriculture, Residential

D. BACKGROUND

This establishment of zoning is initiated by the City of Greeley in order to place zoning on recently annexed property in a timely manner, as required by Colorado statute. The property is currently in the process of being annexed into the City of Greeley, with final reading of the annexation ordinance scheduled before City Council on August 1, 2023 (File Nos. ANX2022-0001 – ANX2022-0005). State law requires that zoning be established on all newly annexed parcels within 90 days. The final reading of the ordinance establishing the zoning for this property, as presented herein, is also scheduled before City Council on August 1, 2023.

The subject area, consisting of 160.62 acres, is composed of five pieces; three of which consist of the right-of-way of AA Street, one parcel containing a small barn/garage and two vacant parcels of land. The property is outside of the Cache la Poudre River floodway and floodplain (see Attachment C). The property is located inside the Long-Range Expected Growth Area (LREGA) (see Attachment E).

The applicant is proposing to zone the land to H-A (Holding Agriculture) zone district (see Attachments D). The H-A zone district is generally intended to hold undeveloped and agricultural land in

anticipation of a future rezoning to a zone that allows further development. No specific development plans for the site are proposed at this time.

E. APPROVAL CRITERIA

Development Code Section 24-204 Rezoning Procedures

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

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

The Imagine Greeley Comprehensive Plan’s Land Use Guidance Map, adopted in 2018, envisions the subject area as a ‘Urban Reserve’. Urban Reserve is described as areas that are not anticipated to support urban development within the next twenty years. The Comprehensive Plan states “while it is not anticipated that urban reserve areas will support urban development in the next 20 years, the possibility for such development exists and is not precluded by this designation”. However, the plan goes on to state that before such development occurs sub-area plans should be created to detail how adequate public facilities will be provided and paid for as well as the land use types desired by property owners and Greeley residents.

Staff Comment: The proposed H-A (Holding Agriculture) zoning district is appropriate for this area. The H-A district has limited land uses, and any development proposal will require a rezone to a district that allows the uses proposed. Additionally, the H-A zone district will allow current agricultural uses to continue as they are.

The proposal complies with this criterion.

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

According to the Development Code, the H-A (Holding Agriculture) zoning district is intended for properties that have been annexed to the City and are either being used for agricultural purposes or have little or no immediate development potential. Additionally, due to the development patterns and inefficiency of providing city services, this area receives only limited infrastructure investment and is therefore used as a “pre-development” district to either preserve open and rural lands and agriculture uses, or hold areas until more coordinated planning for infrastructure, land uses, and design can occur.

Staff Comment: There is currently no development proposal for this area. The subject properties are currently being used for agricultural purposes, and under the proposed H-A zone district, these uses would be permitted to continue.

The proposal complies with this criterion.

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

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

The proposal complies with this criterion.

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

Staff Comment: The subject area is currently split-zoned within unincorporated Weld County, with the northern portion being zoned A (Agriculture) and the southern portion being zoned R-1 (Residential). However, because the property is proposed to be annexed into the City of Greeley, City zoning must be established as discussed above.

The proposal complies with this criterion.

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

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

The proposal complies with this criterion.

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

Staff Comment: The H-A zone district does not allow urban development requiring additional services. Any proposed development would require a rezone of

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

The proposal complies with this criterion.

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

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

The proposal complies with this criterion.

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

Staff Comment: There are no anticipated negative impacts from the proposed establishment of zoning. As previously stated, the proposed H-A zone district's allowed uses are limited. Any proposed development of the subject site would be reviewed for compliance with city standards and any potential impacts to neighboring properties would be considered at that time.

The proposal complies with this criterion.

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

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

F. ADMINISTRATIVE REVIEW TEAM COMMENTS:

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

G. PHYSICAL SITE CHARACTERISTICS

1. SUBDIVISION HISTORY

The subject property was created through recorded exemption plats in unincorporated Weld County, platted in 2010 (rec. no. 3740825), which created 'Lot A' and 'Lot B', presently parcel numbers 080523300029 and 080523300028. A second recorded exemption plat from 2016 created 'Lot D', presently parcel number 080523400008.

2. HAZARDS

There are no known hazards in the annexation area. It is not located within a mapped floodplain and the topography is mostly flat.

3. WILDLIFE

According to the City of Greeley's Areas of Ecological Significance map, Seeley Lake and the area immediately around it are in an area of 'high' ecological significance, which are areas that contain significant natural features which would be severely and negatively compromised by development. This will need to be taken into considering with any proposed development in the area.

4. FLOODPLAIN

The subject properties are not in the floodway or floodplain as identified by Federal Emergency Management Administration (FEMA) flood data. No change is expected to this area as a result of this establishment of zoning request.

5. DRAINAGE AND EROSION

The existing drainage patterns are expected to continue to follow the existing lay of the land. Drainage patterns would be examined in greater detail through any future land use requests.

6. TRANSPORTATION

The proposed annexation is directly north of AA Street, which functions as a minor arterial, and directly west of North 35th Avenue/ WCR 35, which functions as a major arterial. Annexing these parcels would allow more effective planning and development of these corridors, by management of adjacent land uses.

H. PUBLIC NOTICE AND COMMENT:

Notices to surrounding property owners within 1000 ft. of the subject annexation area were mailed on May 30, 2022, per Development Code requirement. Four signs were posted on the site on June 5, 2023. A notice was posted to the City of Greeley website on June 12, 2023. To date, staff received 8 phone calls and 25 email from nearby residents who had concerns regarding potential development in the area and its impact on infrastructure, open space, wildlife, traffic concerns, crime and crime concerns.

I. PLANNING COMMISSION RECOMMENDED MOTION:

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Seeley Lake Establishment of Zoning, File number ZON2022-0003 meets the required Development Code criteria of Section 24-204.b.(1-9); and recommend approval of the Seeley Lake Establishment of Zoning to the City Council.

J. ATTACHMENTS:

Attachment A – Vicinity Map

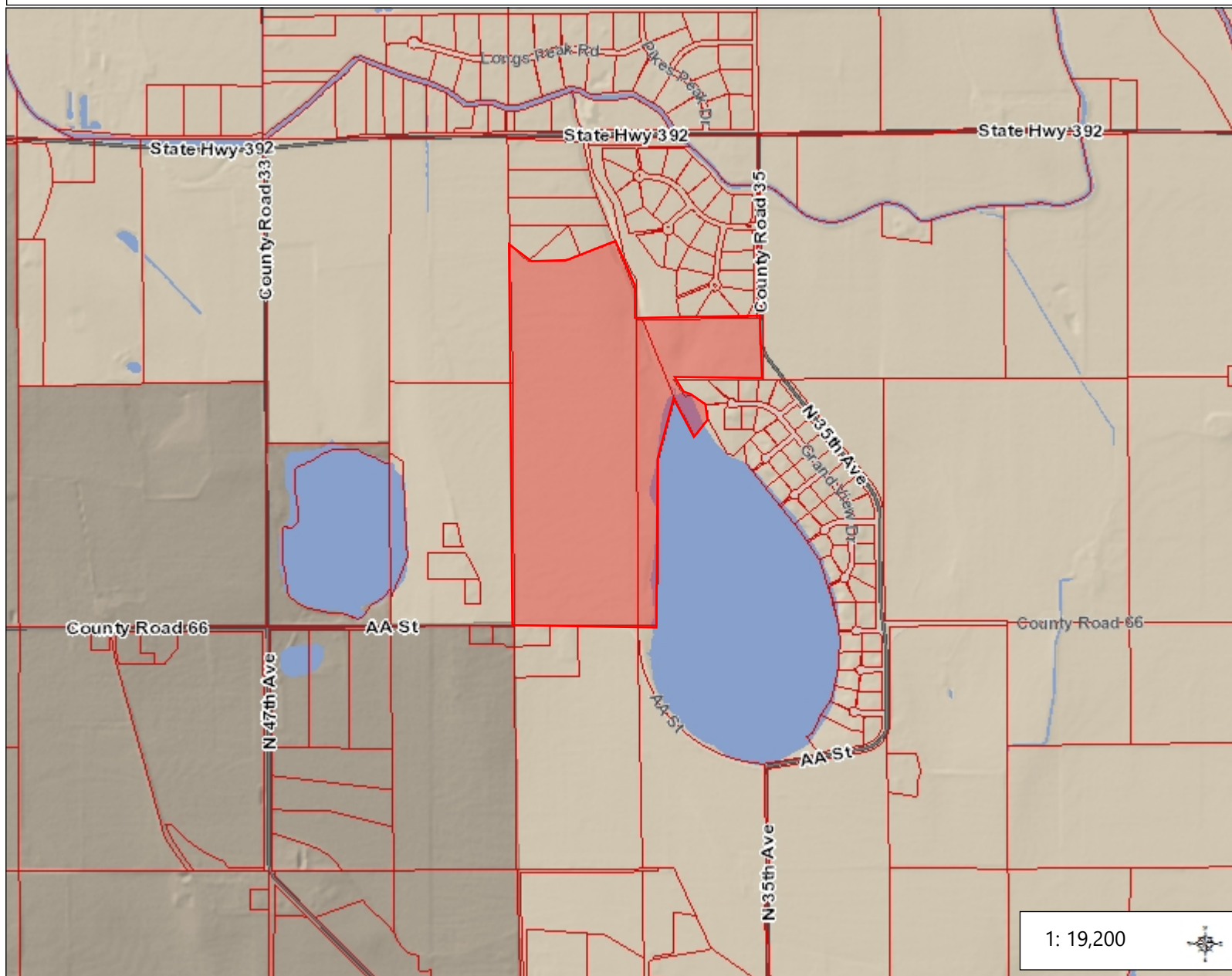
Attachment B – Surrounding Zoning Exhibit

Attachment C – Establishment of Zoning Maps

Attachment D – Site Analysis Map

Attachment E – Land Use Guidance Map

Attachment F – Neighbor Comments



Legend

- City Voting Wards
- GreeleyBaseData.DBO.FIRMn
- Greeley Fire Response Areas
- Weld Subdivisions
- Colorado School Districts
- High School Attendance Areas
- Middle School Attendance Areas
- Elementary School Attendance Areas
- GreeleyBaseData.DBO.Parcel
- Greeley City Outline
- Other City Outlines
- Fire Stations
- Origin Cache Mask
- One Way Street
 - Elbow Lane; Alles Dr; 35 Av Ct; 9th Downtown
 - 10th Street; 9th Street
- Parcels
- Rail
- Building
- Building Shadow
- Pools
- Trailheads
- Trails
- Major Arterials
- Paved Roads

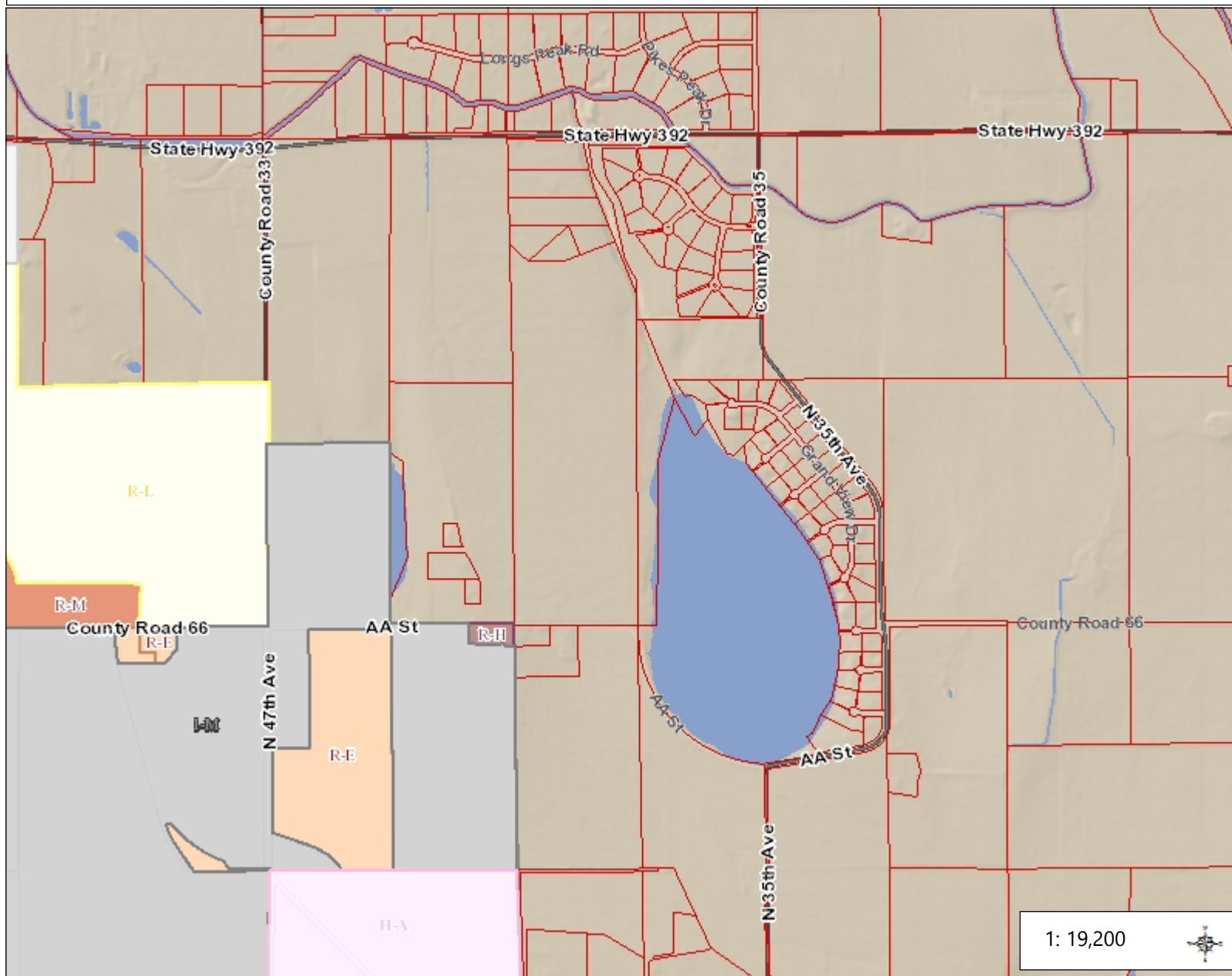
Notes

0.6 0 0.30 0.6 Miles

NAD_1983_HARN_StatePlane_Colorado_North_FIPS_0501_Feet
© City of Greeley GIS 6/16/2023

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION OR SURVEY PURPOSES



Legend

- City Voting Wards
- GreeleyBaseData.DBO.FIRMn
- Greeley Fire Response Areas
- Weld Subdivisions
- Zoning
 - Conservation District (C-D)
 - Commercial Low Intensity (C-L)
 - Commercial High Intensity (C-H)
 - Holding Agriculture (H-A)
 - Industrial Low Intensity (I-L)
 - Industrial Medium Intensity (I-M)
 - Industrial High Intensity (I-H)
 - Mixed Use High Intensity (MU-H)
 - Planned Unit Development (PUD)
 - Residential Estate (R-E)
 - Residential Low Density (R-L)
 - Residential Medium Density (R-M)
 - Residential High Density (R-H)
 - Residential Mobile Home (RMH)
- Colorado School Districts
- High School Attendance Areas
- Middle School Attendance Areas
- Elementary School Attendance Areas
- GreeleyBaseData.DBO.Parcel
- Greeley City Outline
- Other City Outlines

Notes

0.6 0 0.30 0.6 Miles

NAD_1983_HARN_StatePlane_Colorado_North_FIPS_0501_Feet
© City of Greeley GIS 6/16/2023

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THIS MAP IS NOT TO BE USED FOR NAVIGATION OR SURVEY PURPOSES

SEELEY LAKE REZONE

LOTS A & B, RECORDED EXEMPTION 0805-23-1 RE-5061 AND LOT D, RECORDED EXEMPTION 0805-23-4 RECX15-0012 BOTH SITUATE IN THE EAST HALF OF SECTION 23, ALONG WITH PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 66 NORTH OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
165.67 ACRES, MORE OR LESS
PROJECT NUMBER: ZON2022-0003

SEELEY LAKE REZONE H-A DISTRICT DESCRIPTION:

A Parcel of land located in the East Half of Section 23 and in the Northeast Quarter of Section 26, Township 6 North, Range 66 West of the Sixth Principal Meridian, County of Weld, State of Colorado, being more particularly described as follows:

Considering the North Line of said East Half of Section 23 as bearing South 89°39'04" East and with all bearings contained herein relative thereto:

COMMENCING at the North Quarter Corner of said Section 23; thence along the West Line of the East Half of said Section 23 South 00°07'09" West 1200.01 feet to Northwest Corner of that parcel known as Lot D, Recorded Exemption No. 0805-23-4 RECX15-0012 as depicted on the plat recorded March 25, 2016 under Reception No. 4190336 in the Records of the Weld County Clerk and Recorder's Office and the **TRUE POINT OF BEGINNING**;

Thence along the North and East Lines of said Parcel D the following five (5) courses and distances:

1. Departing said West Line South 46°59'23" East 273.05 feet;
2. South 89°39'09" East 367.68 feet;
3. North 67°59'54" East 576.73 feet to the Westerly Line of Ogilvey Ditch;
4. Also along said Westerly Line of Ogilvey Ditch South 21°59'49" East 666.26 feet to the East Line of the West Half of the East Half of said Section 23;
5. Also along said East Line of the West Half of the East Half South 00°03'36" West 207.10 feet to the Northwest Corner of Lot B, Recorded Exemption No. 0805-23-1 RE-5061 as depicted on the plat recorded December 27, 2010 under Reception No. 3740825 in said Records;

Thence along the North Line of said Lot B and the North Line Lot A, said Recorded Exemption No. 0805-23-1 RE-5061 South 89°37'58" East 1323.04 feet to the West Right of Way Line of Weld County Road 35;

Thence along said West Right of Way Line South 00°00'06" West 276.30 feet to an angle point thereon;

Thence continuing along said West Right of Way Line South 19°39'50" East 89.15 feet to the East Line of said Lot A;

Thence along said East Line, the South Line and West Line of said Lot A the following eight (8) courses and distances:

1. South 00°00'06" West 303.10 feet;
2. North 89°37'42" West 940.48 feet;
3. South 32°49'26" East 211.29 feet;
4. North 82°45'33" East 79.90 feet;
5. South 54°46'12" East 179.94 feet;
6. South 06°47'13" East 154.95 feet;
7. South 38°22'26" West 230.69 feet;
8. North 28°05'27" West 460.47 feet to a point on the Easterly Line of said Lot B, Recorded Exemption No. 0805-23-1 RE 5061;

Thence along said Easterly Line of said Lot B the following two (2) courses and distances:

1. South 14°54'10" West 703.61 feet;
2. South 00°29'56" West 1757.39 feet to the South Line of the East Half of Section 23;

Thence along said South Line of the East Half of Section 23 North 89°45'07" West 357.48 feet to a point on the Northeast Right of Way Line for County Road 66 / AA Street as depicted on said Recorded Exemption No. 0805-23-1 RE-5061 recorded December 27, 2010, under Reception No. 3740825 in said Records of the Weld County Clerk and Recorder's Office being also a point on a non-tangent curve concave to the Southwest, having a central angle of 54°13'42" and a radius of 318.00 feet, the long chord of which bears South 37°33'00" East 289.87 feet;

Thence departing said South Line of the East Half of Section 23 and along said Northeast Right of Way Line for County Road 66 / AA Street the following ten (10) courses and distances:

1. Southeasterly along the arc of said curve 300.98 feet;
2. Tangent from said curve South 10°26'09" East 244.52 feet to a point on a curve concave to the Northeast, having a central angle of 17°40'57" and a radius of 890.00 feet, the long chord of which bears South 19°16'37" East 273.58 feet;
3. Southeasterly along the arc of said curve 274.67 feet;
4. Non-tangent from said curve South 28°07'07" East 91.07 feet to a point on a curve concave to the Northeast, having a central angle of 15°50'39" and a radius of 1115.00 feet, the long chord of which bears South 36°02'26" East 307.35 feet;
5. Southeasterly along the arc of said curve 308.33 feet;
6. Non-tangent from said curve South 43°57'45" East 129.26 feet to a point on a curve concave to the Northeast, having a central angle of 21°58'05" and a radius of 920.00 feet, the long chord of which bears South 54°56'48" East 350.59 feet;
7. Southeasterly along the arc of said curve 352.74 feet;
8. Non-tangent from said curve South 65°55'51" East 174.76 feet to a point on a curve concave to the Northeast, having a central angle of 16°23'22" and a radius of 1170.00 feet, the long chord of which bears South 74°07'32" East 333.54 feet;
9. Easterly along the arc of said curve 334.68 feet;
10. Tangent from said curve South 82°19'13" East 48.81 feet to the northerly prolongation of the West Right of Way Line for County Road 35 as depicted on said Recorded Exemption No. 0805-23-1 RE-5061;

Thence departing the Northeast Right of Way Line for County Road 66 / AA Street along said prolongation of the West Right of Way Line for County Road 35 South 00°35'46" East 60.63 feet to the Southwesterly Right of Way Line for said County Road 66 / AA Street;

Thence departing said prolongation of the West Right of Way Line for County Road 35 along said Southwesterly Right of Way Line and the South Right of Way Line for County Road 66 / AA Street the following Nine (9) courses and distances:

1. North 82°19'13" West 57.54 feet to a point on a curve concave to the Northeast, having a central angle of 16°23'22" and a radius of 1230.00 feet, the long chord of which bears North 74°07'32" West 350.64 feet;
2. Westerly along the arc of said curve 351.84 feet;
3. Tangent from said curve North 65°55'51" West 174.76 feet to a point on a non-tangent curve concave to the Northeast, having a central angle of 21°58'05" and a radius of 980.00 feet, the long chord of which bears North 54°56'48" West 373.45 feet;
4. Northwesterly along the arc of said curve 375.75 feet;
5. Tangent from said curve North 43°57'45" West 129.26 feet to a point on a non-tangent curve concave to the Northeast, having a central angle of 15°50'39" and a radius of 1175.00 feet, the long chord of which bears North 36°02'26" West 323.89 feet;
6. Northwesterly along the arc of said curve 324.93 feet;
7. Tangent from said curve North 28°07'07" West 91.07 feet to a point on a non-tangent curve concave to the Northeast, having a central angle of 17°40'57" and a radius of 950.00 feet, the long chord of which bears North 19°16'37" West 292.02 feet;
8. Northwesterly along the arc of said curve 293.19 feet;
9. Tangent from said curve North 10°26'09" West 229.40 feet to a point on the West Line of the East Half of the Northeast Quarter of Section 26;

Thence continuing along said Southwesterly Right of Way Line and along said West Line of the East Half of the Northeast Quarter of Section 26 South 00°26'20" East 57.60 feet to a point on the Southerly Right of Way Line for County Road 66 / AA Street as depicted on Recorded Exemption No. 0805-26-01 1AMRECX18-14-0060 recorded January 30, 2019, under Reception No. 4463459 in the Records of the Weld County Clerk and Recorder's Office;

Thence departing said West Line and continuing along said Southerly Right of Way Line the following five (5) courses and distances:

1. North 10°26'09" West 71.85 feet to a point on a curve concave to the Southwest, having a central angle of 79°18'58" and a radius of 248.00 feet, the long chord of which bears North 50°05'38" West 316.55;
2. Northwesterly along the arc of said curve 343.31 feet;
3. Tangent from said curve North 89°45'07" West 699.69 feet to the West Line of Lot A, 1AMRECX18-14-0060;
4. Thence along said West Line of Lot A North 00°16'40" West 10.00 feet;
5. Thence North 89°45'07" West 382.86 feet to a point on the West Line of said Northeast Quarter of Section 26;

Thence departing said Southerly Right of Way Line along said West Line of the Northeast Quarter of Section 26 North 00°16'34" West 30.00 feet to the South Quarter Corner of Section 23;

Thence along the West Line of the East Half of said Section 23 North 00°07'07" East 2641.74 feet to the Center Quarter Corner of said Section 23;
Thence continuing along said West Line of the East Half of Section 23 North 00°07'09" East 1451.51 feet to the **TRUE POINT OF BEGINNING**.

Said parcel contains 165.67 acres, more or less, and is subject to all existing easements and/or rights of way of record.

COMMUNITY DEVELOPMENT DIRECTOR:

Community Development _____ Date _____

PLANNING COMMISSION RECOMMENDATION:

Recommended / not recommended by the City of Greeley Planning Commission the _____ day of _____, 2023.

Planning Commission _____

CITY COUNCIL APPROVAL:

Approved by the City of Greeley Council on this _____ day of _____, 2023.

City Council _____

REZONING DEVELOPMENT STANDARD NOTES:

1. Approval of site construction plans by the City of Greeley shall be required (as applicable) prior to issuance of building permits.
2. All existing and proposed utilities shall be installed underground.
3. No building permit shall be issued for the construction of a new building or structure unless the property has been platted in accordance with the City's Subdivision Regulations (Chapter 3).
4. All elevations shown on these plans are tied to NAVD 88 datum.

CERTIFICATE OF OWNERSHIP:

As to:
Lots A & B, Recorded Exemption No. 0805-23-1 RE-5061
Lot D, Recorded Exemption No. 0805-23-4 RECX15-0012

We, C B Keirnes Land CO LLC, being sole owners of the property referenced above and described herein have caused said land to be laid out and annexed and rezoned under the name of Seeley Lake Annexation 1 through 6 and Rezone Map and do hereby dedicate to the public forever all streets, alleys and utility easements as dedicated hereon. In compliance with the City of Greeley land use code and by contractual agreement, the landowner shall bear all expenses involved in improvements.

C. Bradley Keirnes, Manager _____ Grace A. Harrison, Manager _____
(formerly known as Grace K. Keirnes)

NOTARY PUBLIC:

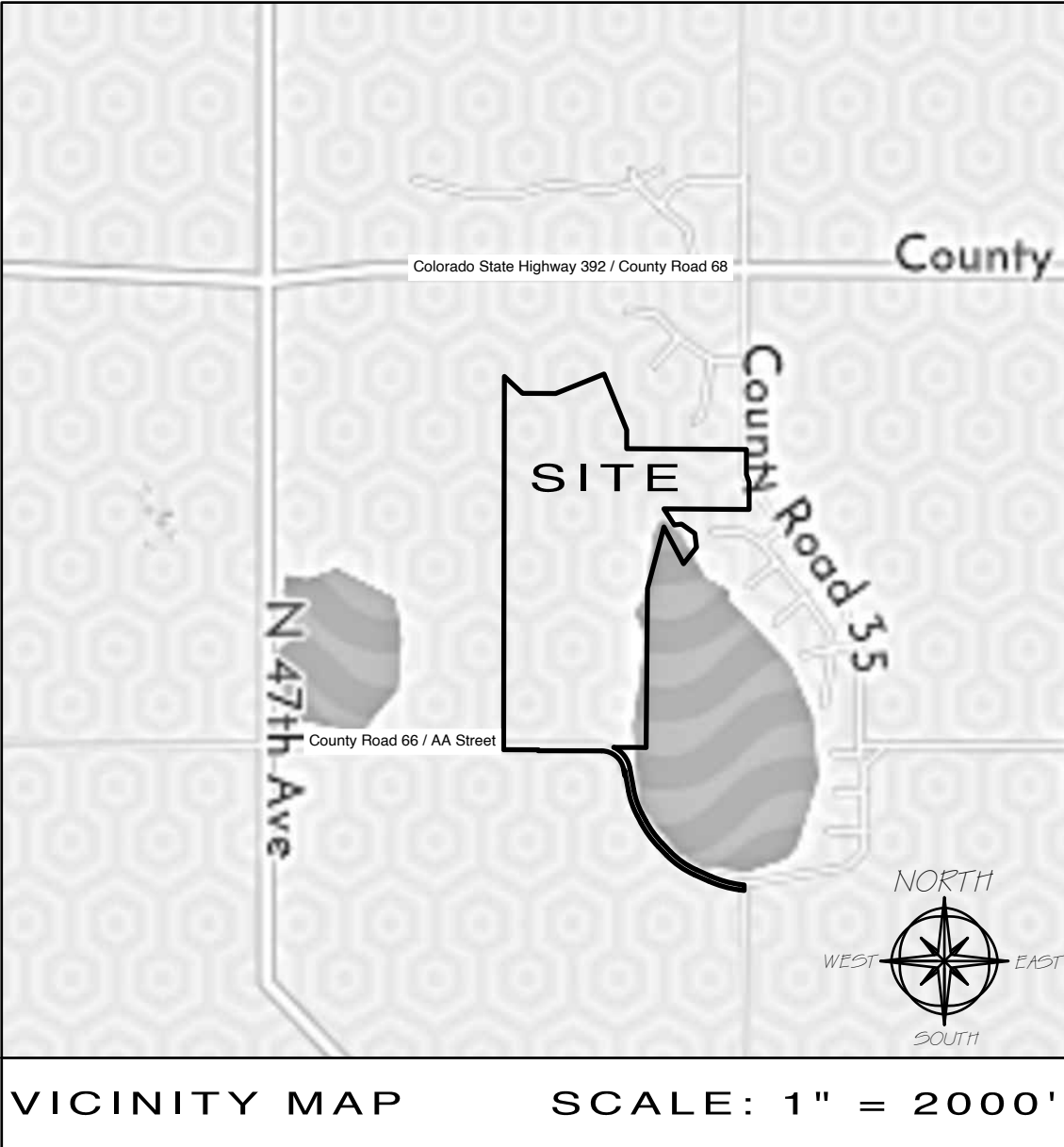
STATE OF COLORADO _____)
COUNTY OF _____) §

The forgoing instrument was acknowledged before me this _____ day of _____, 2023 by C. Bradley Keirnes as Manager and Grace A. Harrison (former known as Grace K. Keirnes) as Manager.

Witness my hand and official seal.

My commission expires: _____

Notary Public _____



FLOOD NOTE:

Portions of this site are within a Special Flood Hazard Area inundated by 100-Year Flood, Zone A, and in Zone X (areas of minimal Flood Hazard) as determined by graphic interpretation of the F.E.M.A. Flood Insurance Rate Map Nos. 08123C1530E and 08123C1528E both with Effective Date January 20, 2016.

INTENT STATEMENT:

The intent of this rezone is to change the zoning of this property from Weld County Agriculture (Ag) and Weld County Low Density Residential (R-1) to City of Greeley Holding-Agricultural (H-A).

SURVEYOR'S CERTIFICATE:

I, Steven John Stencel, a Registered Professional Land Surveyor in the State of Colorado, do hereby certify that not less than one-sixth (1/6) of the perimeter of the area proposed to be annexed to the City of Greeley, Colorado, is contiguous with the boundaries of the annexing municipality, and that this annexation plat substantially complies with the Colorado Revised Statutes and the City of Greeley, Colorado codes appertaining thereto.

FOR AND ON BEHALF OF:
INTERMILL LAND SURVEYING, INC.
1301 N. Cleveland Ave.
Loveland, CO 80537
970-669-0516

Steven John Stencel
Colo. LS 30462
Date: _____



NOTICE: Per the State of Colorado Board of Licensure for Architects, Professional Engineers, and Professional Land Surveyors Rule 6.2.2(D) the word "certify" as used hereon means an expression of professional opinion and does not constitute a warranty or guarantee, expressed or implied. The survey represented hereon has been performed by me or under my direct supervision in accordance with applicable standards of practice and is based upon my knowledge, information and belief.

SHEET KEY:	1.0	Cover Sheet	Sheets 1
	2.0	Existing Conditions Map	Sheets 2-14
	3.0	Zoning Suitability Map	Sheets 15-16
	4.0	Project Boundary Map	Sheets 17-18

BASIS OF BEARINGS STATEMENT: Bearings are based upon the North Line of the East Half of Section 23, Township 6 North, Range 66 West of the Sixth Principal Meridian being monumented at the North Quarter Corner with a No. 6 Rebar of unknown length and a 2.5" diameter Aluminum Cap marked 2016 in a Monument Box; at the Northeast Corner with a No. 6 Rebar of unknown length and a 2.5" diameter Aluminum Cap marked LS 38175 2014 in a Monument Box; and having an assumed bearing of South 89°39'04" East 2702.03 feet with all bearings contained herein relative thereto.

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

INTERMILL LAND SURVEYING, INC.

1301 NORTH CLEVELAND AVENUE LOVELAND, COLORADO 80537 BUS. (970)-669-0516

COVER SHEET AND NOTES

TITLE: E1/2 of Sec. 23 and Part of the NE1/4 of Sec. 26, T 6 N, R 66 W of the 6th P.M., City of Greeley, County of Weld, Colorado

DRAWN BY: LHB
CHECKED BY: SJS
APPROVED BY: SJS
DATE: 2022.02.16
SCALE: N/A

PROJECT NO.: P-22-9219
SHEET NO.: 1.0
PAGE: OF
1 18

NOTE:

1. Field work conducted during the month of February. Show and ice covered the property.

2. External Boundary Monumentation of the subject property and Survey Control Monumentation as shown on Map:

(M): Indicates measured bearing and/or distance from field survey.
(C): Indicates calculated bearing and/or distance. May also indicate a pro-rated bearing and/or distance based on field survey and interpretation of existing final plats, deeds, surveys, maps or other information provided by others.
(R1): Indicates record bearing and/or distance per Eagle View Farms Planned Unit Development PF-1090 as depicted on the final plat recorded August 6, 2016, under Reception No. 4421074 in the records of the Weld County Clerk and Recorder's Office.
(R2): Indicates record bearing and/or distance per Recorded Exemption No. 0805-23-1 RE-5061 as depicted on the map recorded December 27, 2010, under Reception No. 3740825 in the records of the Weld County Clerk and Recorder's Office.
(R3): Indicates record bearing and/or distance per Recorded Exemption No. 0805-23-4 RECX15-0012 as depicted on the map recorded March 25, 2016, under Reception No. 4190336 in the records of the Weld County Clerk and Recorder's Office.
(R4): Indicates record bearing and/or distance per Recorded Exemption No. 0805-26-1 1AMRECX18-14-0060 as depicted on the map recorded January 30, 2019, under Reception No. 4463459 in the records of the Weld County Clerk and Recorder's Office.

SEELEY LAKE REZONE

LOTS A & B, RECORDED EXEMPTION 0805-23-1 RE-5061 AND LOT D, RECORDED EXEMPTION 0805-23-4 RECX15-0012
BOTH SITUATE IN THE EAST HALF OF SECTION 23, ALONG WITH PART OF THE NORTHEAST QUARTER OF SECTION 26,
TOWNSHIP 6 NORTH, RANGE 66 NORTH OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
165.67 ACRES, MORE OR LESS
PROJECT NUMBER: ZON2022-0003

MONUMENT LEGEND:

- = Property corner monument not found or set.
- = Found No. 4 Rebar (unknown length) with a ±1" diameter red plastic cap stamped LS 30462

SYMBOL LEGEND:

- Box - Electrical
- Corp Stop
- Fire Hydrant
- Sewer Clean Out
- Sign
- Transformer
- Utility Pole
- Valve - Water
- Water Meter Pit

LINE LEGEND:

- Boundary Line
- Property Line
- Section Line
- Right of Way Line
- Future Right of Way Line
- Easement Line
- PUD Lot Line
- Edge of Dirt Road
- Edge of Asphalt Surface
- Fence Line
- Overhead Utility Line
- Contour Line - Major
- Contour Line - Minor

ABBREVIATION LEGEND:

- N: North
- E: East
- W: West
- S: South
- Typ: Typical
- Doc: Document
- GMK: Gas Warning Sign
- RCW: Right of Way
- CMP: Corrugated Metal Pipe
- RCP: Reinforced Concrete Pipe
- BOCC: Board of County Commissioners
- Sec.: T, N, R, W
- Section Township Range

DATE:

BY:

REVISIONS:

REVISIONS:	DATE:	BY:
Address Round 4 Comment and Final Internal Review	2022.09.16	LHB
Address Round 3 Comments	2022.12.13	LHB
Address Round 1 Comments	2022.08.31	LHB
Line Weight Changes Per Request	2022.07.08	LHB
Project Boundary Changes	2022.06.24	LHB

INTERMILL LAND SURVEYING, INC.

1301 NORTH CLEVELAND AVENUE LOVELAND, COLORADO 80537 BUS. (970)-668-0516

SEELEY LAKE REZONING OVERALL MAP

E1/2 of Sec. 23 and Part of the NE1/4 Sec. 26, T 6 N, R 66 W of the 6th P.M.

City of Greeley, County of Weld, Colorado

Charles Keirnes

1813 61st Avenue, Suite 200 - Greeley, CO 80634

970.538.2204

DRAWN BY:

LHB

CHECKED BY:

SJS

APPROVED BY:

SJS

DATE:

2022.09.02

SCALE:

1" = 50'

PROJECT NO.:

P-22-9219

SHEET NO.:

2.0

PAGE

OF

2

18

NOTE:

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165.67 ACRES, MORE OR LESS
PROJECT NUMBER: ZON2022-0003

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not found or set.
- = Found No 4 Rebar
(unknown length) with a ±1"
diameter red plastic cap
stamped LS 30462

SYMBOL LEGEND:

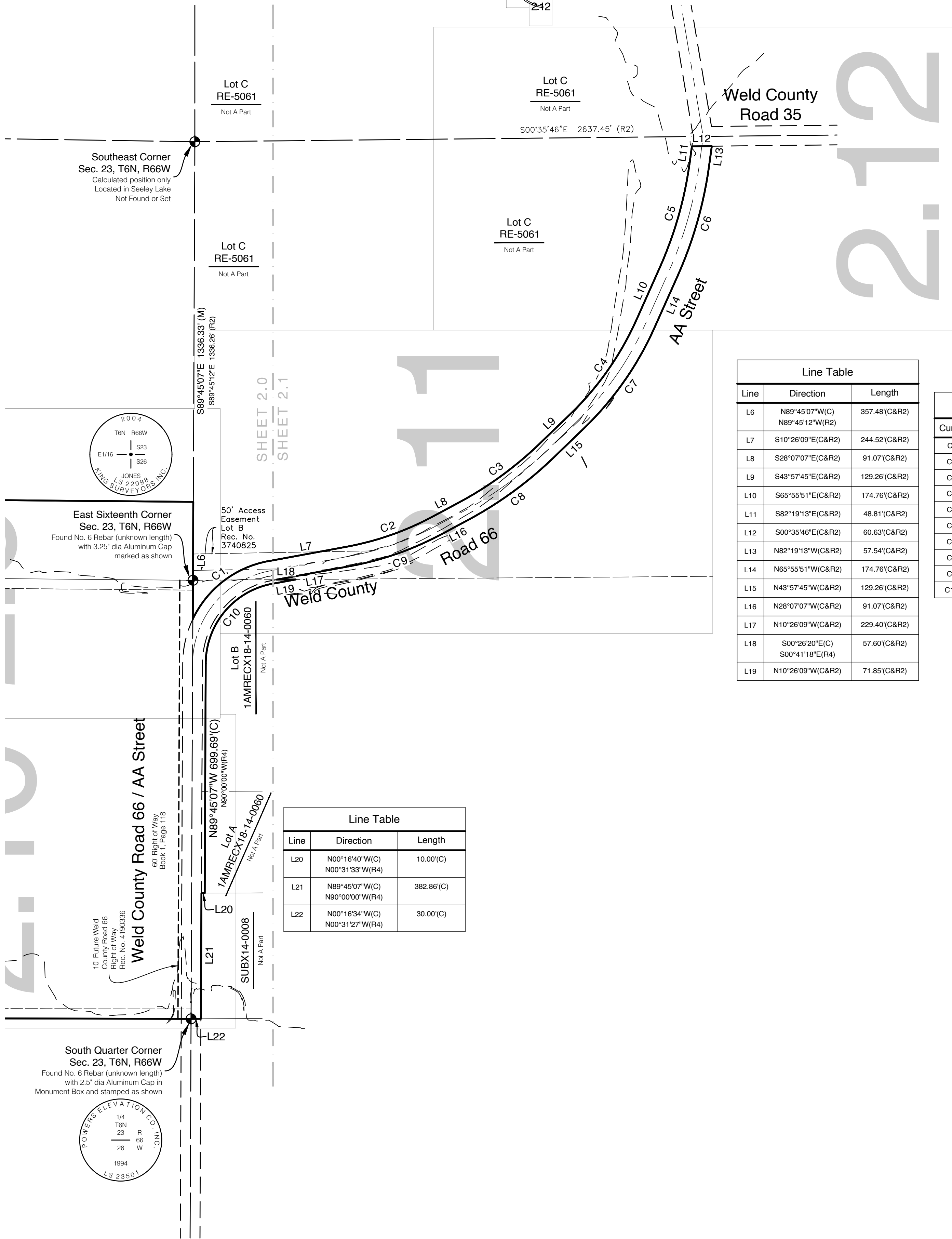
- ☐ = Box - Electrical
- ☐ = Corp Stop
- ☐ = Fire Hydrant
- ☐ = Sewer Clean Out
- ☐ = Sign
- ▲ = Transformer
- ☐ = Utility Pole
- ☐ = Valve - Water
- ☐ = Water Meter Pit

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- RCP: Reinforced Concrete Pipe
- BOCC: Board of County Commissioners
- Sec.: T, N, R, W:
- Section Township Range
- ±: Plus or Minus
- No.: Number
- Dia: Diameter
- PLS: Land Surveyor
- Rec.: Reception



Line Table		
Line	Direction	Length
L6	N89°45'07\"W(C) N89°45'12\"W(R2)	357.48(C&R2)
L7	S10°26'09\"E(C&R2)	244.52(C&R2)
L8	S28°07'07\"E(C&R2)	91.07(C&R2)
L9	S43°57'45\"E(C&R2)	129.26(C&R2)
L10	S65°55'51\"E(C&R2)	174.76(C&R2)
L11	S82°19'13\"E(C&R2)	48.81(C&R2)
L12	S00°35'46\"E(C&R2)	60.63(C&R2)
L13	N82°19'13\"W(C&R2)	57.54(C&R2)
L14	N65°55'51\"W(C&R2)	174.76(C&R2)
L15	N43°57'45\"W(C&R2)	129.26(C&R2)
L16	N28°07'07\"W(C&R2)	91.07(C&R2)
L17	N10°26'09\"W(C&R2)	229.40(C&R2)
L18	S00°26'20\"E(C) S00°41'18\"E(R4)	57.60(C&R2)
L19	N10°26'09\"W(C&R2)	71.85(C&R2)

Curve Table (C)					
Curve	Length	Radius	Delta	Direction	Chord
C1	300.98'	318.00'	54°13'42\"	S37°33'00\"E	289.87'
C2	274.67'	890.00'	17°40'57\"	S19°16'37\"E	273.58'
C3	308.33'	1115.00'	15°50'39\"	S36°02'26\"E	307.35'
C4	352.74'	920.00'	21°58'05\"	S54°56'48\"E	350.59'
C5	334.68'	1170.00'	16°23'22\"	S74°07'32\"E	333.54'
C6	351.84'	1230.00'	16°23'22\"	N74°07'32\"W	350.64'
C7	375.75'	980.00'	21°58'05\"	N54°56'48\"W	373.45'
C8	324.93'	1175.00'	15°50'39\"	N36°02'26\"W	323.89'
C9	293.19'	950.00'	17°40'57\"	N19°16'37\"W	292.02'
C10	343.31'	248.00'	79°18'58\"	N50°05'38\"W	316.55'

Line Table		
Line	Direction	Length
L20	N00°16'40\"W(C) N00°31'33\"W(R4)	10.00(C)
L21	N89°45'07\"W(C) N90°00'00\"W(R4)	382.86(C)
L22	N00°16'34\"W(C) N00°31'27\"W(R4)	30.00(C)

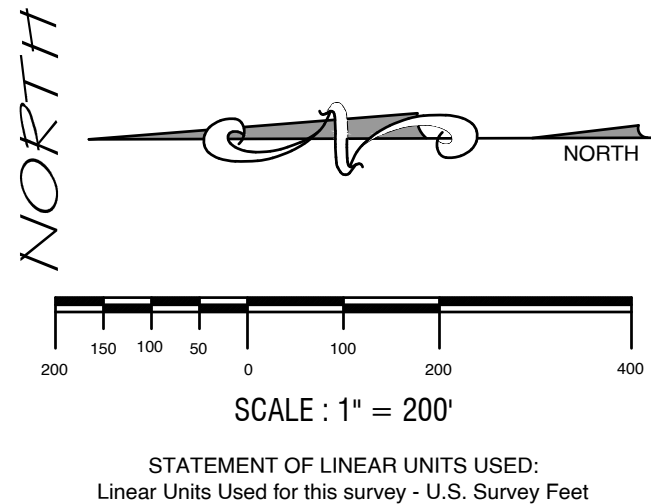
PREPARED BY AND ON BEHALF OF:

INTERMILL LAND SURVEYING, INC.
1301 North Cleveland Avenue
Loveland, Colorado 80537
P: (970) 669-0516

Steven John Stencel
Colorado PLS No. 30462



BASIS OF BEARINGS STATEMENT: Bearings are based on the North line of the Northwest Quarter of Section 33, Township 8 North, Range 66 West, being monumented at the Northwest corner of said section with a 2-1/2\" diameter Aluminum Cap in a Monument Box stamped PLS 5028 1995, from whence the North Quarter corner of said section, being monumented with a 2-1/2\" diameter Aluminum Cap in a Monument Box stamped LS 12374 1995 bears an assumed North 90°00'00\" East a distance of 2633.32' with all bearings contained herein relative thereto.



INTERMILL LAND SURVEYING, INC.

1301 NORTH CLEVELAND AVENUE LOVELAND, COLORADO 80537 BUS: (970)-669-0516

SEELEY LAKE REZONING OVERALL MAP

E1/2 of Sec. 23 and Part of the NE1/4 of Sec. 26, T 6 N, R 66 W of the 6th P.M.
City of Greeley, County of Weld, Colorado

Charles Keirnes

1813 61st Avenue, Suite 200 - Greeley, CO 80634
970.539.2204

DRAWN BY:

LHB

CHECKED BY:

SJS

APPROVED BY:

SJS

DATE:

2022.12.13

SCALE:

1\" = 50'

PROJECT NO:

P-22-9219

SHEET NO:

2.1

PAGE

OF

3 18

NOTE:

1. Field work conducted during the month of February. Show and ice covered the property.
2. External Boundary Monumentation of the subject property and Survey Control Monumentation as shown on Map:

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(R3): Indicates record bearing and/or distance per Recorded Exemption No. 0805-23-4 RECX15-0012 as depicted on the map recorded March 25, 2016 under Reception No. 4190336 in the records of the Weld County Clerk and Recorder's Office.

(R4): Indicates record bearing and/or distance per Recorded Exemption No. 0805-26-1 1AMRECX18-14-0060 as depicted on the map recorded January 30, 2019, under Reception No. 4463459 in the records of the Weld County Clerk and Recorder's Office.

SEELEY LAKE REZONE

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CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
165.67 ACRES, MORE OR LESS
PROJECT NUMBER: ZON2022-0003

MONUMENT

LEGEND:

- = Property corner monument not found or set.
- = Found No 4 Rebar (unknown length) with a 1" diameter red plastic cap stamped LS 30462

SYMBOL LEGEND:

- = Box - Electrical
- = Corp Stop
- = Fire Hydrant
- = Sewer Clean Out
- = Sign
- = Transformer
- = Utility Pole
- = Valve - Water
- = Water Meter Pit

LINE LEGEND:

- = Boundary Line
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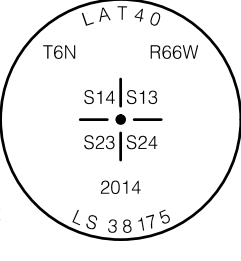
ABBREVIATION

- N: North
- E: East
- S: South
- W: West
- Typ: Typical
- Doc: Document
- GMK: Gas Warning Sign
- RCW: Right of Way
- CMP: Corrugated Metal Pipe
- RCP: Reinforced Concrete Pipe
- BCCC: Board of County Commissioners
- Sec.: T, N, R, W
- Section Township Range
- ±: Plus or Minus
- No.: Number
- Dia: Diameter
- PLS: Land Surveyor
- Rec.: Reception

Northeast Corner

Sec. 23, T6N, R66W

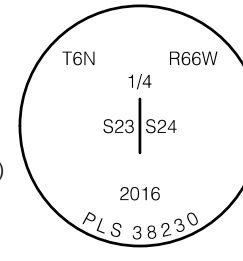
Found No. 6 Rebar (unknown length) with 2.5" dia Aluminum Cap in Monument Box and stamped as shown



East Quarter Corner

Sec. 23, T6N, R66W

Found No. 6 Rebar (unknown length) with 3.25" dia Aluminum Cap stamped as shown



Weld County Road 35

Existing Weld County Zone: A

Lot B

RE-3606

Not A Part

Outlot A

Total Project Boundary

±7,216,380 Square Feet or
±165.67 Acres

Lot A

RE-5061

Existing
Weld County
Zone: A

Lot 3

Existing
Weld County
Zone: R-1

Amended Plat
Sonny View Estates
First Filing

Lot 2

Lot 1

Lot 21

Lot 22

Lot 20

Lot 19

Lot 18

Eagle View Farms
Planned Unit Development PF-1090

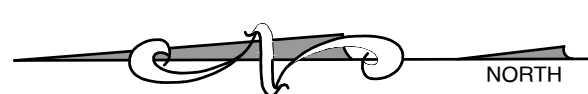
Existing
Weld County
Zone: PUD

SHEET 2.2
SHEET 2.4

PREPARED BY
AND ON BEHALF OF:

INTERMILL
LAND SURVEYING, INC.
1301 North Cleveland Avenue
Loveland, Colorado 80537
P: (970) 669-0516

NORTH



SCALE: 1" = 50'

STATEMENT OF LINEAR UNITS USED:
Linear Units Used for this survey - U.S. Survey Feet

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

INTERMILL LAND SURVEYING, INC.

1301 NORTH CLEVELAND AVENUE LOVELAND, COLORADO 80537 BUS. (970) 669-0516

CLIENT:

Charles Keirnes

1813 61st Avenue, Suite 200 - Greeley, CO 80634

EXISTING CONDITIONS MAP

E1/2 of Sec. 23 and Part of the NE1/4 of Sec. 26, T 6 N, R 66 W of the 6th P.M.

City of Greeley, County of Weld, Colorado

DRAWN BY:

LHB

CHECKED BY:

SJS

APPROVED BY:

SJS

DATE:

2022.09.02

SCALE:

1" = 50'

PROJECT NO.:

P-22-9219

SHEET NO.:

2.2

PAGE

OF

4 18

NOTE:

1. Field work conducted during the month of February. Show and ice covered the property.
2. External Boundary Monumentation of the subject property and Survey Control Monumentation as shown on Map:

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(R2): Indicates record bearing and/or distance per Recorded Exemption No. 0805-23-1 RE-5061 as depicted on the map recorded December 27, 2010 under Reception No. 3740825 in the records of the Weld County Clerk and Recorder's Office.

(R3): Indicates record bearing and/or distance per Recorded Exemption No. 0805-23-4 RECX15-0012 as depicted on the map recorded March 25, 2016 under Reception No. 4190336 in the records of the Weld County Clerk and Recorder's Office.

(R4): Indicates record bearing and/or distance per Recorded Exemption No. 0805-26-1 1AMRECX18-14-0060 as depicted on the map recorded January 30, 2019, under Reception No. 4463459 in the records of the Weld County Clerk and Recorder's Office.

SEELEY LAKE REZONE

LOTS A & B, RECORDED EXEMPTION 0805-23-1 RE-5061 AND LOT D, RECORDED EXEMPTION 0805-23-4 RECX15-0012
BOTH SITUATE IN THE EAST HALF OF SECTION 23, ALONG WITH PART OF THE NORTHEAST QUARTER OF SECTION 26,
TOWNSHIP 6 NORTH, RANGE 66 NORTH OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
165.67 ACRES, MORE OR LESS
PROJECT NUMBER: ZON2022-0003

MONUMENT

LEGEND:

- = Property corner monument
not found or set.
= Found Witness Corner

LINE LEGEND:

- = Boundary Line
= Property Line
= Quarter Section Line
= Easement Line
= 1/16 Section Line
= Fence Line
= Edge of Dirt Road
= Contour Line - Major
= Contour Line - Minor

ABBREVIATION
LEGEND:

N: North #: Plus or Minus
E: East No.: Number
W: West Dia: Diameter
S: South PLS: Land Surveyor
Rec.: Reception
Sec.: T_N_R_W:
Section Township Range

DATE:

BY:

REVISIONS:

REVISIONS:	DATE:
Address Round 4 Comments and Final Internal Review	2022.09.16
Address Round 3 Comments	LHB
Address Round 1 Comments	LHB
Line Weight Changes Per Request	2022.08.31
Project Boundary Changes	LHB
	2022.07.08
	LHB
	2022.06.24

INTERMILL LAND SURVEYING, INC.

1301 NORTH CLEVELAND AVENUE LOVELAND, COLORADO 80537

BUS. (970)-669-0516

CLIENT:

Charles Keirnes

1813 61st Avenue, Suite 200 - Greeley, CO 80634

970.539.2204

EXISTING CONDITIONS MAP

E1/2 of Sec. 23 and Part of the NE1/4 of Sec. 26, T 6 N, R 66 W of the 6th P.M.
City of Greeley, County of Weld, Colorado

DRAWN BY:

LHB

CHECKED BY:

SJS

APPROVED BY:

SJS

DATE:

2022.09.02

SCALE:

1" = 50'

PROJECT NO.:

P-22-9219

SHEET NO.:

2.5

PAGE

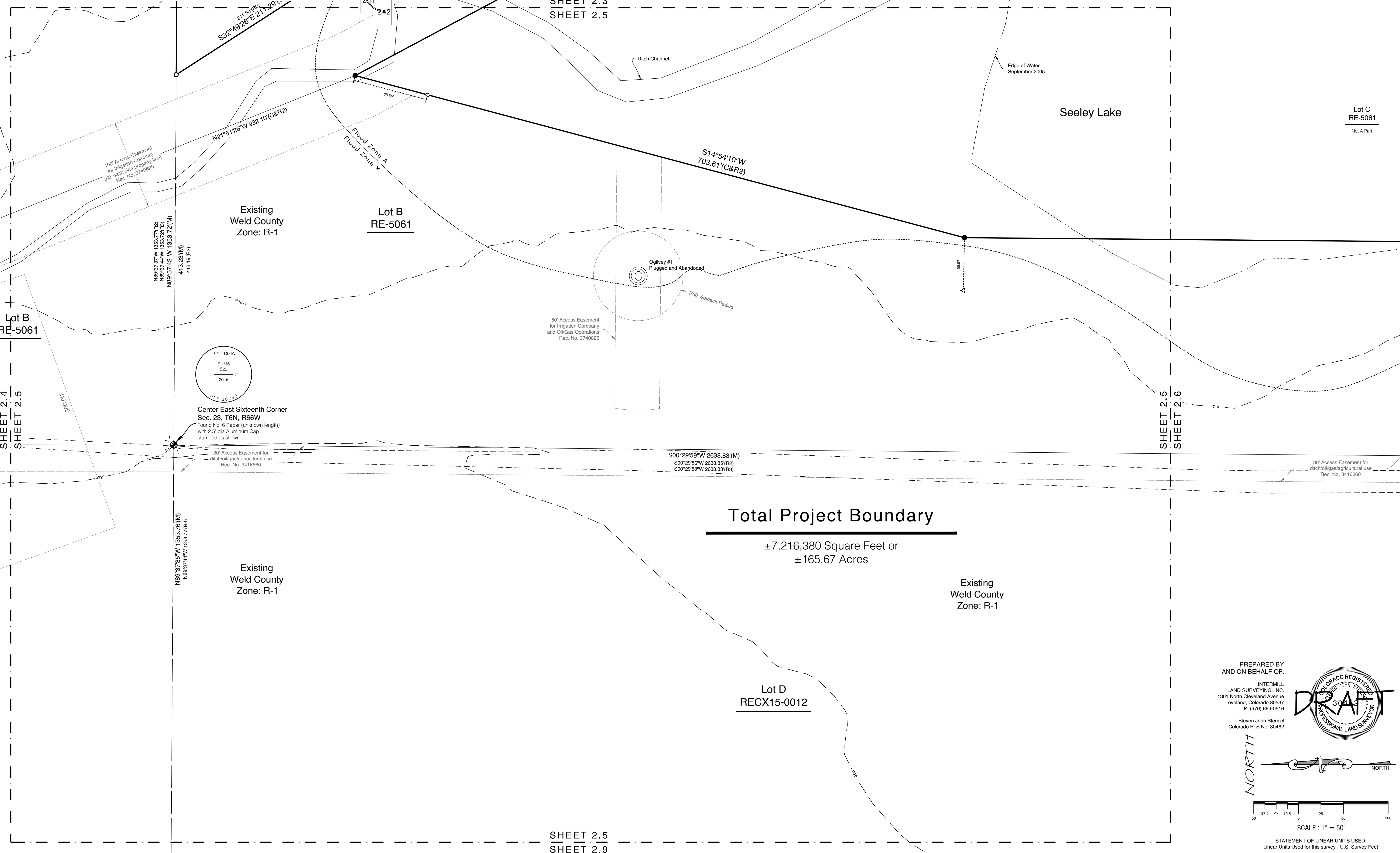
OF

7

18

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

Seeley Lake Rezoning ZON2022-0003

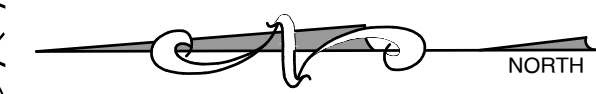


PREPARED BY
AND ON BEHALF OF:

INTERMILL
LAND SURVEYING, INC.
1301 North Cleveland Avenue
Loveland, Colorado 80537
P: (970) 669-0516

Steven John Stencel
Colorado PLS No. 30462

NORTH



NORTH

SCALE: 1" = 50'

STATEMENT OF LINEAR UNITS USED:
Linear Units Used for this survey - U.S. Survey Feet



Drawn by: LHB
Checked by: SJS
Approved by: SJS
Date: 2022.09.02
Scale: 1" = 50'
Project No: P-22-9219
Sheet No: 2.5
Page: 7 of 18
Seeley Lake Rezoning ZON2022-0003

NOTE:

1. Field work conducted during the month of February. Show and ice covered the property.
2. External Boundary Monumentation of the subject property and Survey Control Monumentation as shown on Map:

(M): Indicates measured bearing and/or distance from field survey.

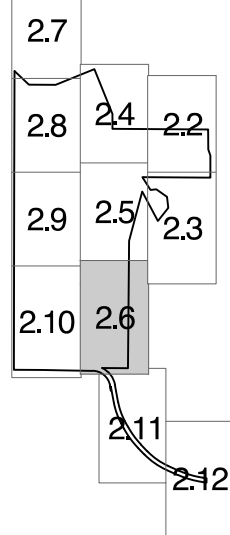
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(R3): Indicates record bearing and/or distance per Recorded Exemption No. 0805-23-4 RECX15-0012 as depicted on the map recorded March 25, 2016 under Reception No. 4190336 in the records of the Weld County Clerk and Recorder's Office.

(R4): Indicates record bearing and/or distance per Recorded Exemption No. 0805-26-1 1AMRECX18-14-0060 as depicted on the map recorded January 30, 2019, under Reception No. 4463459 in the records of the Weld County Clerk and Recorder's Office.



SEELEY LAKE REZONE

LOTS A & B, RECORDED EXEMPTION 0805-23-1 RE-5061 AND LOT D, RECORDED EXEMPTION 0805-23-4 RECX15-0012
BOTH SITUATE IN THE EAST HALF OF SECTION 23, ALONG WITH PART OF THE NORTHEAST QUARTER OF SECTION 26,
TOWNSHIP 6 NORTH, RANGE 66 NORTH OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
165.67 ACRES, MORE OR LESS
PROJECT NUMBER: ZON2022-0003

MONUMENT
LEGEND:

- = Property corner monument not found or set.
- = Found No. 4 Rebar (unknown length) with ±1" diameter red plastic cap stamped LS 30462
- = Found Witness Corner

SYMBOL
LEGEND:

⊕ = Utility Pole

LINE LEGEND:

- = Boundary Line
- = Property Line
- = Section Line
- = Right of Way Line
- = Future Right of Way Line
- = Easement Line
- = 1/16 Section Line
- = Overhead Utility Line
- = Edge of Dirt Road
- = Contour Line - Major
- = Contour Line - Minor

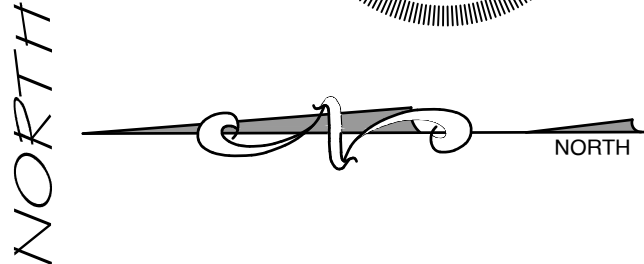
ABBREVIATION
LEGEND:

N: North
E: East
W: West
S: South
Rec.: Reception
Sec.: Section
T: Township
R: Range
No.: Number
Dia.: Diameter
LS: Land Surveyor
±: Plus or Minus

PREPARED BY
AND ON BEHALF OF:

INTERMILL
LAND SURVEYING, INC.
1301 North Cleveland Avenue
Loveland, Colorado 80537
P: (970) 669-0516

Steven John Stencel
Colorado PLS No. 30462



STATEMENT OF LINEAR UNITS USED:
Linear Units Used for this survey - U.S. Survey Feet

Southeast Corner
Sec. 23, T6N, R66W
Calculated position only
Located in Seeley Lake
Not Found or Set

Seeley Lake

Lot C
RE-5061

Not A Part

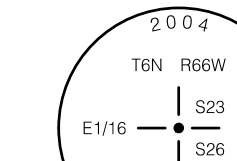
1757.42(R2)
S00°29'56"W 1757.39(C)

Lot B
RE-5061

Existing
Weld County
Zone: R-1

Edge of Water
September 2005

Flood Zone A
Flood Zone X



East Sixteenth Corner
Sec. 23, T6N, R66W
Found No. 6 Rebar (unknown length)
with 3.25" dia Aluminum Cap
stamped as shown

Lot C
RE-5061

Not A Part

Total Project Boundary

±7,216,380 Square Feet or
±165.67 Acres

Existing
Weld County
Zone: R-1

Lot D
RECX15-0012

SHEET 2.6
SHEET 2.10

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INTERMILL LAND SURVEYING, INC.

1301 NORTH CLEVELAND AVENUE LOVELAND, COLORADO 80537 BUS. (970)-669-0516

TITLE:
EXISTING CONDITIONS MAP

E1/2 of Sec. 23 and Part of the NE1/4 of Sec. 26, T 6 N, R 66 W of the 6th P.M.
City of Greeley, County of Weld, Colorado

CLIENT:
Charles Keirnes

1813 61st Avenue, Suite 200 - Greeley, CO 80634
970.539.2204

DRAWN BY:

LHB

CHECKED BY:

SJS

APPROVED BY:

SJS

DATE:

2022.09.02

SCALE:

1" = 50'

PROJECT NO.:

P-22-9219

SHEET NO.:

2.6

PAGE

OF

8

18

Seeley Lake Rezoning ZON2022-0003

NOTE:

1. Field work conducted during the month of February. Show and ice covered the property.
2. External Boundary Monumentation of the subject property and Survey Control Monumentation as shown on Map:

- (M): Indicates measured bearing and/or distance from field survey.
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- (R1): Indicates record bearing and/or distance per Eagle View Farms Planned Unit Development PF-1090 as depicted on the final plat recorded August 6, 2016 under Reception No. 4421074 in the records of the Weld County Clerk and Recorder's Office.
- (R2): Indicates record bearing and/or distance per Recorded Exemption No. 0805-23-1 RE-5061 as depicted on the map recorded December 27, 2010 under Reception No. 3740825 in the records of the Weld County Clerk and Recorder's Office.
- (R3): Indicates record bearing and/or distance per Recorded Exemption No. 0805-23-4 RECX15-0012 as depicted on the map recorded March 25, 2016 under Reception No. 4190336 in the records of the Weld County Clerk and Recorder's Office.
- (R4): Indicates record bearing and/or distance per Recorded Exemption No. 0805-26-1 1AMRECX18-14-0060 as depicted on the map recorded January 30, 2019, under Reception No. 4463459 in the records of the Weld County Clerk and Recorder's Office.

SEELEY LAKE REZONE

LOTS A & B, RECORDED EXEMPTION 0805-23-1 RE-5061 AND LOT D, RECORDED EXEMPTION 0805-23-4 RECX15-0012
BOTH SITUATE IN THE EAST HALF OF SECTION 23, ALONG WITH PART OF THE NORTHEAST QUARTER OF SECTION 26,
TOWNSHIP 6 NORTH, RANGE 66 NORTH OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
165.67 ACRES, MORE OR LESS
PROJECT NUMBER: ZON2022-0003

MONUMENT

LEGEND:

- Property corner monument not found or set.
- Found No. 4 Rebar (unknown length) with $\pm 1"$ diameter red plastic cap stamped LS 30462
- Found No. 4 Rebar

SYMBOL

Fire Hydrant

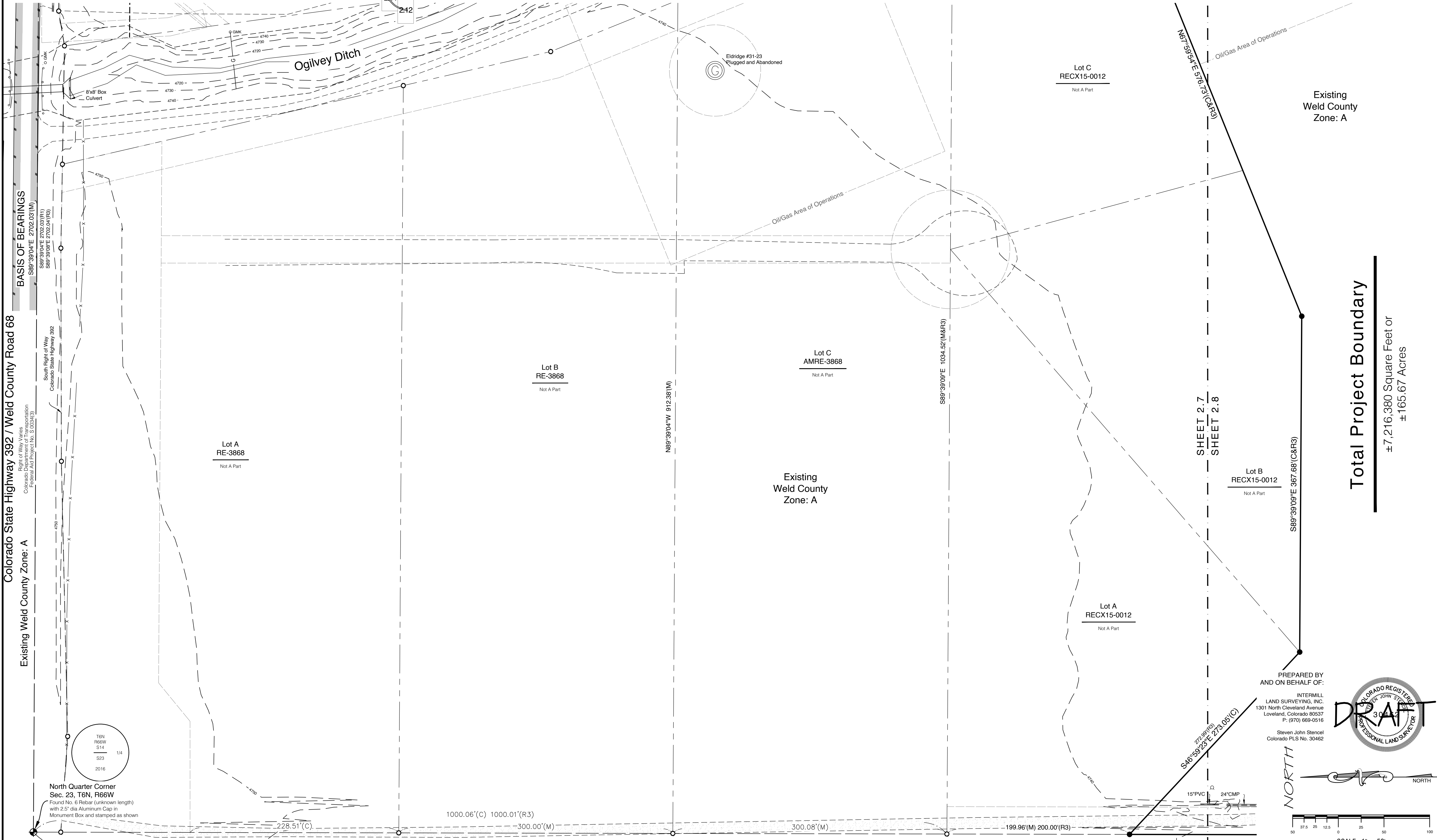
LINE LEGEND:

- Boundary Line
- Property Line
- Section Line
- Right of Way Line
- Future Right of Way Line
- Easement Line
- Quarter Section Line
- Fence Line
- Guardrail Line
- Edge of Dirt Road
- Edge of Asphalt Surface
- Gas Line
- Contour Line - Major
- Contour Line - Minor

ABBREVIATION

LEGEND:

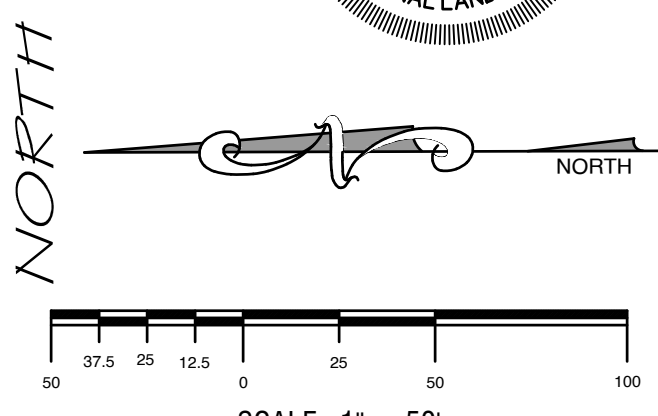
N: North $\pm$: Plus or Minus
E: East Dia: Diameter
S: South
W: West
RCW: Right of Way
CMP: Corrugated Metal Pipe
PVC: Polyvinyl Chloride Pipe
Sec: T N R W:
Section Township Range



PREPARED BY
AND ON BEHALF OF:

INTERMILL
LAND SURVEYING, INC.
1301 North Cleveland Avenue
Loveland, Colorado 80537
P: (970) 669-0516

Steven John Stencel
Colorado PLS No. 30462



According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

INTERMILL LAND SURVEYING, INC.

1301 NORTH CLEVELAND AVENUE LOVELAND, COLORADO 80537 BUS. (970)-669-0516

EXISTING CONDITIONS MAP

E1/2 of Sec. 23 and Part of the NE1/4 of Sec. 26, T 6 N, R 66 W of the 6th P.M.
City of Greeley, County of Weld, Colorado

Charles Keirnes

1813 61st Avenue, Suite 200 - Greeley, CO 80634
970.539.2204

DRAWN BY:	LHB
CHECKED BY:	SJS
APPROVED BY:	SJS
DATE:	2022.09.02
SCALE:	1" = 50'
PROJECT NO.:	P-22-9219
SHEET NO.:	2.7
PAGE	OF
9	18

1. Field work conducted during the month of February. Snow and ice covered the property.
2. External Boundary Monumentation of the subject property and Survey Control Monumentation as shown on Map:

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(R1): Indicates record bearing and/or distance per Eagle View Farms Planned Unit Development PF-1090 as depicted on the final plat recorded August 6, 2018 under Reception No. 4421074 in the records of the Weld County Clerk and Recorder's Office.

(R2): Indicates record bearing and/or distance per Recorded Exemption No. 0805-23-1 RE-0501 as depicted on the map recorded January 20, 2019 under Reception No. 4190336 in the records of the Weld County Clerk and Recorder's Office.

(R3): Indicates record bearing and/or distance per Recorded Exemption No. 0805-23-4 RECX11-0012 as depicted on the map recorded March 25, 2016 under Reception No. 4190336 in the records of the Weld County Clerk and Recorder's Office.

(R4): Indicates record bearing and/or distance per Recorded Exemption No. 0814-00000000 as depicted on the map recorded January 20, 2019 under Reception No. 4463455 in the records of the Weld County Clerk and Recorder's Office.

LOTS A & B, RECORDED EXEMPTION 0805-23-1 RE-5061 AND LOT D, RECORDED EXEMPTION 0805-23-4 REC15-0012
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TOWNSHIP 6 NORTH, RANGE 68 NORTH OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
165.67 ACRES, MORE OR LESS
PROJECT NUMBER: ZON2022-0003

LEGEND:

= Property corner monument
not found or set.

LINE LEGEND:

- = Boundary Line
- = Property Line
- = Quarter Section Line
- = Easement Line
- = Edge of Dirt Road
- = Contour Line - Major
- = Contour Line - Minor

SYMBOL

 = Fire Hydrant

ABBREVIATION
LEGEND:

N: North ±: Plus or Minus
E: East No.: Number
W: West Rec: Reception
S: South
CMP: Corrugated Metal Pipe
PVC: Polyvinyl Chloride Pipe

INTERMILL LAND SURVEYING, INC.

C 80537 BUS. (970)-669-0516

Charles Keirnes

1813 61st Avenue, Suite 200 - Greeley, CO 80634
970.539.2204

TITLE: **EXISTING CONDITIONS MAP**

E1/2 of Sec. 23 and Part of the NE1/4 of Sec. 26, T 6 N, R 66 W of the 6th P.M.

City of Greeley, County of Weld, Colorado

Sheet 22 REV 5 dwn YOFFG: P0119 PAGE 50 of 115 dwn

DWG: \\hal\pr\p-9219-KEINES\dwg\Revision 5\p9219-Seeley L
p9219_PAGE.dwg
p9219_EXTERIOR_BOUNDARY.dwg
p9219_Monumentation 50 Scaled.dwg DATE: Feb 17, 2023 -- 15:49

DRAWN BY: LHE

CHECKED BY: SJS

APPROVED BY: SJS

DATE: 2022.09.02

SCALE: 1" = 50'

PROJECT NO.:
P-22-9219

SHEET NO.:
2.8

PAGE	OF
10	18

Seeley Lake Rezoning ZON2022-0003

Page 86 of 132

NOTE:

1. Field work conducted during the month of February. Snow and ice covered the property.
2. External Boundary Monumentation of the subject property and Survey Control Monumentation as shown on Map:

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(R3): Indicates record bearing and/or distance per Recorded Exemption No. 0805-23-4 RECX15-0012 as depicted on the map recorded March 25, 2016 under Reception No. 4190336 in the records of the Weld County Clerk and Recorder's Office.
(R4): Indicates record bearing and/or distance per Recorded Exemption No. 0805-26-1 1AMRECX18-14-0060 as depicted on the map recorded January 30, 2019, under Reception No. 4463459 in the records of the Weld County Clerk and Recorder's Office.

SEELEY LAKE REZONE

LOTS A & B, RECORDED EXEMPTION 0805-23-1 RE-5061 AND LOT D, RECORDED EXEMPTION 0805-23-4 RECX15-0012
BOTH SITUATE IN THE EAST HALF OF SECTION 23, ALONG WITH PART OF THE NORTHEAST QUARTER OF SECTION 26,
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CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
165.67 ACRES, MORE OR LESS
PROJECT NUMBER: ZON2022-0003

LINE LEGEND:

- Boundary Line
- Easement Line
- Quarter Section Line
- Edge of Dirt Road
- Contour Line - Major
- Contour Line - Minor

ABBREVIATION
LEGEND:

N: North ±: Plus or Minus
E: East Dia: Diameter
W: West LS: Land Surveyor
S: South
Sec. T N R W:
Section Township Range

DATE:

BY:

REVISIONS:

REVISIONS:	DATE:
Address Round 4 Comments and Final Internal Review	LHB 2022.09.16
Address Round 3 Comments	LHB 2022.12.19
Address Round 1 Comments	LHB 2022.08.31
Lineweight Changes Per Request	LHB 2022.07.08
Project Boundary Changes	LHB 2022.06.24

INTERMILL LAND SURVEYING, INC.

1301 NORTH CLEVELAND AVENUE LOVELAND, COLORADO 80537 BUS. (970)-669-0516

CLIENT:

Charles Keirnes
1813 61st Avenue, Suite 200 - Greeley, CO 80634
970.539.2204

EXISTING CONDITIONS MAP

E1/2 of Sec. 23 and Part of the NE1/4 of Sec. 26, T 6 N, R 66 W of the 6th P.M.

City of Greeley, County of Weld, Colorado

DRAWN BY:

LHB

CHECKED BY:

SJS

APPROVED BY:

SJS

DATE:

2022.09.02

SCALE:

1" = 50'

PROJECT NO.:

P-22-9219

SHEET NO.:

2.9

PAGE

OF

11

18

SHEET 2.8
SHEET 2.9

SHEET 2.9
SHEET 2.10

Total Project Boundary

±7,216,380 Square Feet or
±165.67 Acres

Existing
Weld County
Zone: R-1

Lot D
RECX15-0012

Existing
Weld County
Zone: R-1

Existing Weld County Zone: R-1

Lot B, RECX18-0059

Center Quarter Corner
Sec. 23, T6N, R66W
Found No. 6 Rebar (unknown length)
with 2.5" dia Aluminum Cap
stamped as shown

Lot B, RECX18-0059

Not A Part

30' Joint Access and
Utility Easement
Rec. No. 3416860

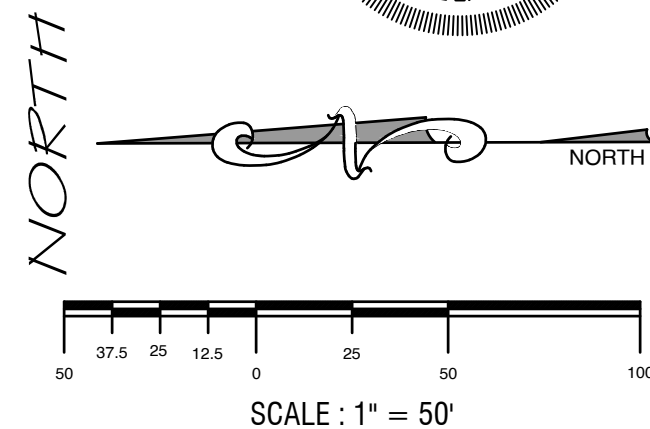
Not A Part

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PREPARED BY
AND ON BEHALF OF:

INTERMILL
LAND SURVEYING, INC.
1301 North Cleveland Avenue
Loveland, Colorado 80537
P: (970) 669-0516

Steven John Stencel
Colorado PLS No. 30462



STATEMENT OF LINEAR UNITS USED:
Linear Units Used for this survey - U.S. Survey Feet

1. Field work conducted during the month of February. Snow and ice covered the property.
2. External Boundary Monumentation of the subject property and Survey Control Monumentation as shown on Map:

(M): Indicates measured bearing and/or distance from field survey.

(N): Indicates calculated bearing and/or distance. May also indicate a projected bearing and/or distance based on field survey and/or aerial imagery.

(O): Indicates recorded bearing and/or distance per Eagle View Farms Planned Unit Development P-1000 as depicted on the final plat recorded August 6, 2016 under Reception No. 4412074 in the records of the Weld County Clerk and Recorder's Office.

(P): Indicates recorded bearing and/or distance per the plat recorded December 27, 2010 under Reception No. 3740825 in the records of the Weld County Clerk and Recorder's Office.

(R3): Indicates recorded bearing and/or distance per Recorded Exemption No. 0805-23-4 REC15-0012 as depicted on the map recorded March 25, 2016 under Reception No. 41903638 in the records of the Weld County Clerk and Recorder's Office.

(R4): Indicates recorded bearing and/or distance per Recorded Exemption No. 0805-23-4 REC15-0012 as depicted on the map recorded January 30, 2019 under Reception No. 44634539 in the records of the Weld County Clerk and Recorder's Office.

LOTS A & B, RECORDED EXEMPTION 0805-23-1 RE-5061 AND LOT D, RECORDED EXEMPTION 0805-23-4 REC15-0012
BOTH SITUATE IN THE EAST HALF OF SECTION 23, ALONG WITH PART OF THE NORTHEAST QUARTER OF SECTION 26
TOWNSHIP 6 NORTH, RANGE 66 NORTH OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
165.67 ACRES, MORE OR LESS
PROJECT NUMBER: ZON2022-0003

LEGEND:

= Property corner monument
not found or set.

SYMBOL
LEGEND:

 = Sign
 = Utility Pole

	= Boundary Line
	= Property Line
	= Section Line
	= Right of Way Line
	= Future Right of Way Line
	= Easement Line
	= Edge of Dirt Road
	= Edge of Asphalt Surface
	= Overhead Utility Line
	= Gas Line
	= Contour Line - Major
	= Contour Line - Minor

ABBREVIATION
LEGEND:

N: North ±: Plus or Minus
E: East No.: Number
W: West Dia: Diameter
S: South LS: Land Surveyor
Rec.: Reception
GMK: Gas Warning Sign
ROW: Right of Way
Sec. __ T __ N R __ W:
Section Township Range

ATE:

BY:

REVISIONS:

Address Round 4 Comments and Final Internal Review	LHB	2023.02.16
Address Round 3 Comments	LHB	2022.12.19
Address Round 1 Comments	LHB	2022.08.31
Lineweight Changes Per Request	LHB	2022.07.08
Project Boundary Changes	LHB	2022.06.24

INTERMILL LAND SURVEYING, INC.

COLORADO 80537 BUS. (970)-669-0516

Charles Keirnes

Box 200 - Greeley, CO 80634
970.539-2204

TITLE: EXISTING CONDITIONS MAP

E1/2 of Sec. 23 and Part of the NE1/4 of Sec. 26, T 6 N, R 66 W of the 6th P.M.

City of Greeley, County of Weld, Colorado

ent 22 REV 5 dwn XOFFG; PAGE 50 CALF dwn

DRAWN BY:

LHB

CHECKED BY

APPROVED BY: SJS

SJS

DATE: 2022.09.02

09.02

PROJECT NO.: **D-22**

P-22-9219

SHEET NO.:

2.10

PAGE

OF

12

18

DWG: \\hal\pr\p-219-KEIRNES\dwg\Revision 5\p219_Seeley L
p219_PAKE.dwg
p219_EXTERIOR_BOUNDARY.dwg
p219_Monumentation 50 Scaled.dwg DATE: Feb 17, 2023 - 15:49

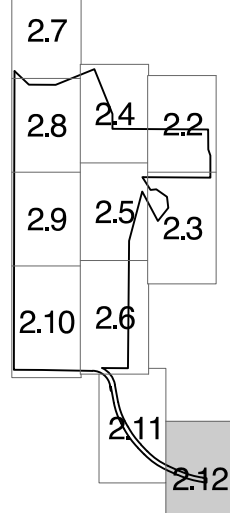
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

Seeley Lake Rezoning ZON2022-0003

NOTE:

1. Field work conducted during the month of February. Snow and ice covered the property.
2. External Boundary Monumentation of the subject property and Survey Control Monumentation as shown on Map:

(M): Indicates measured bearing and/or distance from field survey.
(C): Indicates calculated bearing and/or distance. May also indicate a pro-rated bearing and/or distance based on field survey and interpretation of existing final plats, deeds, surveys, maps or other information provided by others.
(R1): Indicates record bearing and/or distance per Eagle View Farms Planned Unit Development PF-1090 as depicted on the final plat recorded August 6, 2018 under Reception No. 4421074 in the records of the Weld County Clerk and Recorder's Office.
(R2): Indicates record bearing and/or distance per Recorded Exemption No. 0805-23-1 RE-5061 as depicted on the map recorded December 27, 2010 under Reception No. 3740825 in the records of the Weld County Clerk and Recorder's Office.
(R3): Indicates record bearing and/or distance per Recorded Exemption No. 0805-23-4 RECX15-0012 as depicted on the map recorded March 25, 2016 under Reception No. 4190336 in the records of the Weld County Clerk and Recorder's Office.
(R4): Indicates record bearing and/or distance per Recorded Exemption No. 0805-26-1 1AMRECX18-14-0060 as depicted on the map recorded January 30, 2019, under Reception No. 4463459 in the records of the Weld County Clerk and Recorder's Office.



SEELEY LAKE REZONE

LOTS A & B, RECORDED EXEMPTION 0805-23-1 RE-5061 AND LOT D, RECORDED EXEMPTION 0805-23-4 RECX15-0012
BOTH SITUATE IN THE EAST HALF OF SECTION 23, ALONG WITH PART OF THE NORTHEAST QUARTER OF SECTION 26,
TOWNSHIP 6 NORTH, RANGE 66 NORTH OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
165.67 ACRES, MORE OR LESS
PROJECT NUMBER: ZON2022-0003

MONUMENT

LEGEND:

= Property corner monument
not found or set.

SYMBOL
LEGEND:

"—" = Sign
"—" = Utility Pole

LINE LEGEND:

= Boundary Line
= Property Line
= Section Line
= Right of Way Line
= Future Right of Way Line
= Easement Line
= Edge of Dirt Road
= Edge of Asphalt Surface
= Overhead Utility Line
= Gas Line
= Contour Line - Major
= Contour Line - Minor

ABBREVIATION
LEGEND:

N: North ±: Plus or Minus
E: East No: Number
W: West Dia: Diameter
S: South LS: Land Surveyor
Rec.: Reception
GWS: Gas Warning Sign
Sec.: Right of Way
Section Township Range

Seeley Lake

Lot C
RE-5061
Not A Part

Total Project Boundary

±7,216,380 Square Feet or
±165.67 Acres

NW1/4
SEC. 25

UNPLATTED

Not A Part

NW1/4
SEC. 25

Weld County Road 35
60' Right of Way
BOCC File 100421 Doc. No. 18990004

S00°35'46"E
60.63'(C&R2)

S82°19'13"E
48.81'(C&R2)

N82°19'13"W
57.54'(C&R2)

UNPLATTED

Not A Part

Seeley Lake

Lot C
RE-5061
Not A Part

Weld County Road 66 / AA Street
L=334.68' R=1170.00' D=16°23'22"
CH=S74°07'32"E 333.54'
BOCC File 10017 Doc. No. 18720368
CH=N74°07'32"W 350.64'
L=351.84' R=1230.00' D=16°23'22"

NE1/4
SEC. 26

Seeley Lake

NE1/4
SEC. 26

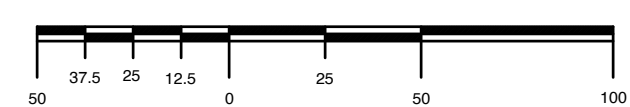
SHEET 2.12
SHEET 2.11

PREPARED BY
AND ON BEHALF OF:

INTERMILL
LAND SURVEYING, INC.
1301 North Cleveland Avenue
Loveland, Colorado 80537
P: (970) 669-0516

Steven John Stencel
Colorado PLS No. 30462

NORTH



SCALE: 1" = 50'

STATEMENT OF LINEAR UNITS USED:
Linear Units Used for this survey - U.S. Survey Feet

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

INTERMILL LAND SURVEYING, INC.

1301 NORTH CLEVELAND AVENUE LOVELAND, COLORADO 80537 BUS. (970)-669-0516

CLIENT:

Charles Keirnes
1813 61st Avenue, Suite 200 - Greeley, CO 80634
970.539.2204

EXISTING CONDITIONS MAP

E1/2 of Sec. 23 and Part of the NE1/4 of Sec. 26, T 6 N, R 66 W of the 6th P.M.
City of Greeley, County of Weld, Colorado

DRAWN BY:

LHB

CHECKED BY:

SJS

APPROVED BY:

SJS

DATE:

2022.09.02

SCALE:

1" = 50'

PROJECT NO.:

P-22-9219

SHEET NO.:

2.12

PAGE

OF

14

18

Seeley Lake Rezoning ZON2022-0003

NOTE:

- Field work conducted during the month of February. Show and ice covered the property.
- External Boundary Monumentation of the subject property and Survey Control Monumentation as shown on Map:

(M): Indicates measured bearing and/or distance from field survey.
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(R1): Indicates record bearing and/or distance per Eagle View Farms Planned Unit Development PF-1090 as depicted on the final plat recorded August 6, 2016 under Reception No. 4421074 in the records of the Weld County Clerk and Recorder's Office.
(R2): Indicates record bearing and/or distance per Recorded Exemption No. 0805-23-1 RE-5061 as depicted on the map recorded December 27, 2010 under Reception No. 3740825 in the records of the Weld County Clerk and Recorder's Office.
(R3): Indicates record bearing and/or distance per Recorded Exemption No. 0805-23-4 RECX15-0012 as depicted on the map recorded March 25, 2016 under Reception No. 4190336 in the records of the Weld County Clerk and Recorder's Office.
(R4): Indicates record bearing and/or distance per Recorded Exemption No. 0805-26-1 1AMRECX18-14-0060 as depicted on the map recorded January 30, 2019, under Reception No. 4463459 in the records of the Weld County Clerk and Recorder's Office.

SEELEY LAKE REZONE

LOTS A & B, RECORDED EXEMPTION 0805-23-1 RE-5061 AND LOT D, RECORDED EXEMPTION 0805-23-4 RECX15-0012
BOTH SITUATE IN THE EAST HALF OF SECTION 23, ALONG WITH PART OF THE NORTHEAST QUARTER OF SECTION 26,
TOWNSHIP 6 NORTH, RANGE 66 NORTH OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
165.67 ACRES, MORE OR LESS
PROJECT NUMBER: ZON2022-0003

MONUMENT
LEGEND:

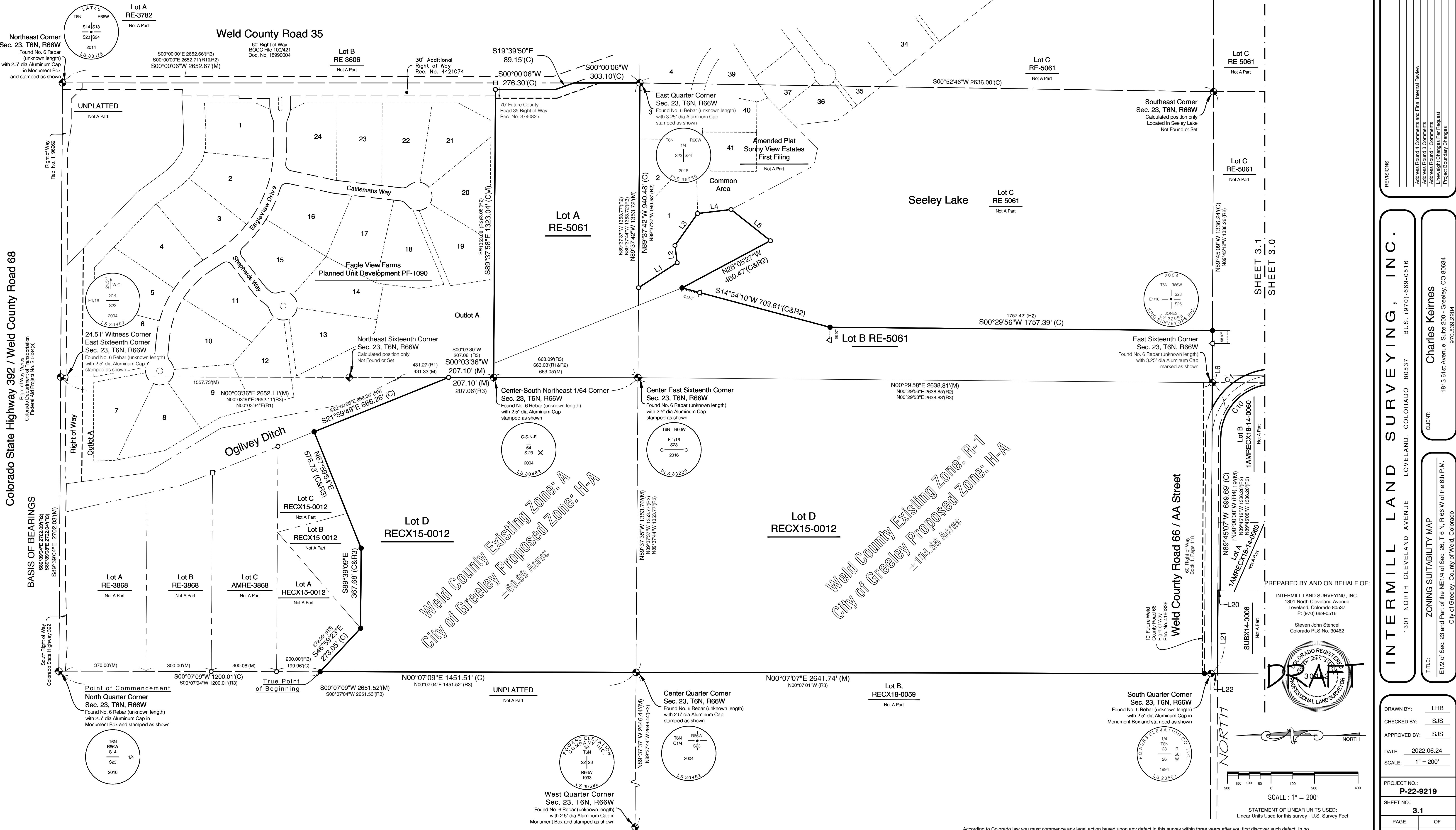
- Property corner monument not found or set.
- Found No. 4 Rebar (unknown length) with $\pm 1"$ diameter red plastic cap stamped LS 30462
- Found No. 4 Rebar
- Found Witness Corner

LINE LEGEND:

- Boundary Line
- Property Line
- Section Line
- Quarter Section Line
- 1/16 Section Line
- PUD or Subdivision Lot Line
- Right of Way Line
- Future Right of Way Line

ABBREVIATION
LEGEND:

N: North $\pm$: Plus or Minus
E: East No.: Number
W: West Dia.: Diameter
S: South LS: Land Surveyor
PLS: Land Surveyor
Rec.: Reception
Doc: Document
BOCC: Board of County Commissioners
Sec.: T, N, R, W:
Section Township Range



INTERMILL LAND SURVEYING, INC.

1301 NORTH CLEVELAND AVENUE LOVELAND, COLORADO 80537 BUS. (970) 669-0516

ZONING SUITABILITY MAP

E1/2 of Sec. 23 and Part of the NE1/4 of Sec. 26, T 6 N, R 66 W of the 6th P.M.

City of Greeley, County of Weld, Colorado

Charles Keirnes

1813 61st Avenue, Suite 200 - Greeley, CO 80634

970.539.2204

DRAWN BY:

LHB

CHECKED BY:

SJS

APPROVED BY:

SJS

DATE:

2022.06.24

SCALE:

1" = 200'

PROJECT NO.:

P-22-9219

SHEET NO.:

3.1

PAGE

OF

16

18

- NOTE:
- Field work conducted during the month of February. Show and ice covered the property.
 - External Boundary Monumentation of the subject property and Survey Control Monumentation as shown on Map:
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(R3): Indicates record bearing and/or distance per Recorded Exemption No. 0805-23-4 REC15-0012 as depicted on the map recorded March 25, 2016 under Reception No. 4190336 in the records of the Weld County Clerk and Recorder's Office.
(R4): Indicates record bearing and/or distance per Recorded Exemption No. 0805-26-1 1AMREC18-14-0060 as depicted on the map recorded January 30, 2019, under Reception No. 4463459 in the records of the Weld County Clerk and Recorder's Office.

SEELEY LAKE REZONE

LOTS A & B, RECORDED EXEMPTION 0805-23-1 RE-5061 AND LOT D, RECORDED EXEMPTION 0805-23-4 REC15-0012
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TOWNSHIP 6 NORTH, RANGE 66 NORTH OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
165.67 ACRES, MORE OR LESS
PROJECT NUMBER: ZON2022-0003

MONUMENT LEGEND:

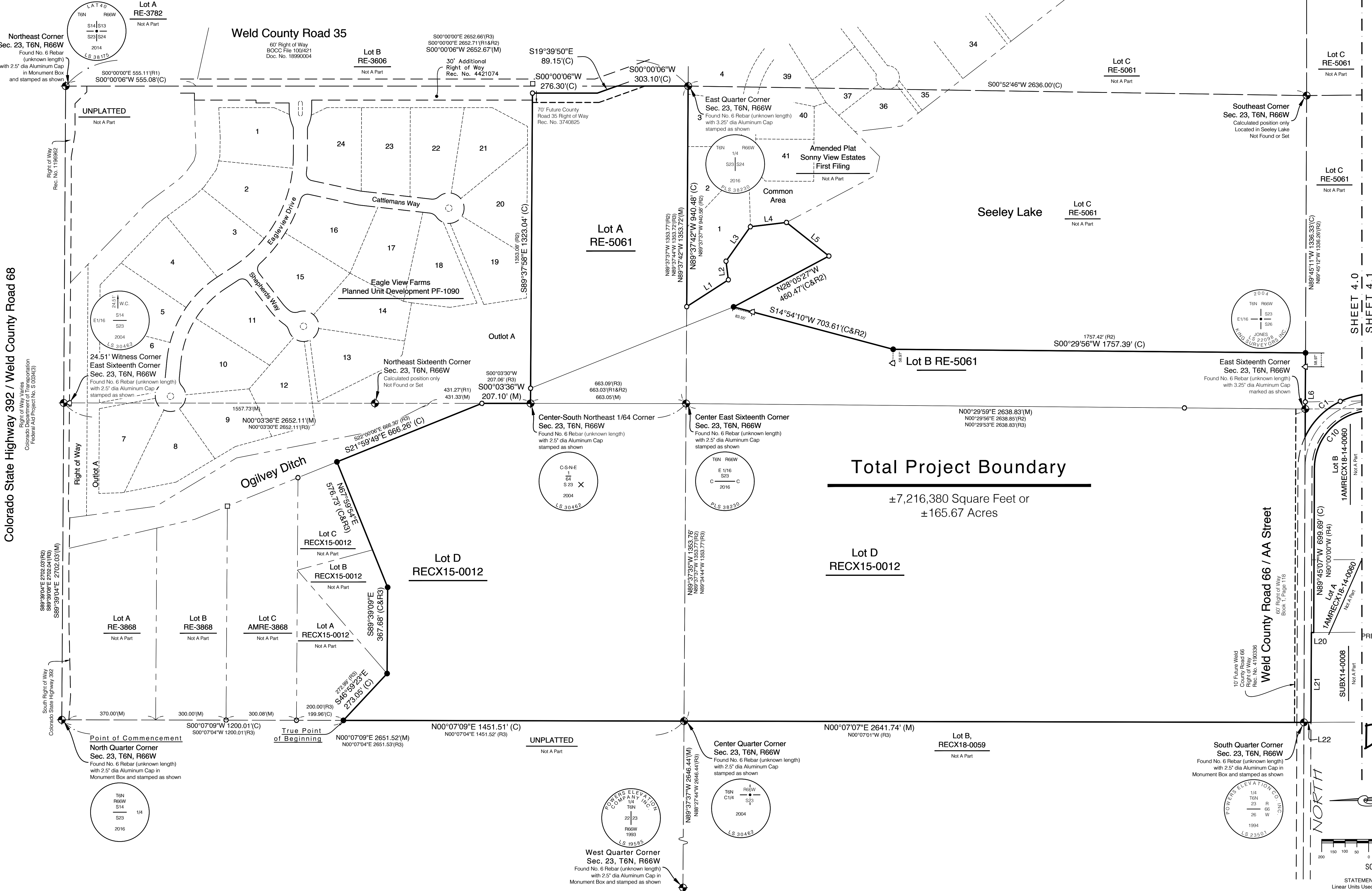
- = Property corner monument not found or set.
- = Found No. 4 Rebar (unknown length) with ±1" diameter red plastic cap stamped LS 30462
- = Found No. 4 Rebar
- △ = Found Witness Corner

LINE LEGEND:

- = Boundary Line
- - - = Property Line
- - - = Section Line
- - - = Quarter Section Line
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E: East No.: Number
W: West Dia.: Diameter
S: South LS: Land Surveyor
PLS: Land Surveyor
Rec.: Reception
Doc: Document
BOCC: Board of County Commissioners
Sec.: T, N, R, W: Section Township Range



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REVISIONS:	DATE:	BY:
Address Round 4 Comments and Final Internal Review	2022.08.16	LHB
Address Round 3 Comments	2022.12.20	LHB
Address Round 1 Comments	2022.08.31	LHB
Lineweight Changes Per Request	2022.07.08	LHB
Project Boundary Changes	2022.06.24	LHB

INTERMILL LAND SURVEYING, INC.
1301 NORTH CLEVELAND AVENUE
LOVELAND, COLORADO 80537
BUS. (970) 669-0516

CLIENT:
Charles Keirnes
1813 61st Avenue, Suite 200 - Greeley, CO 80634
970.539.2204

TITLE:
PROJECT BOUNDARY MAP
E1/2 of Sec. 23 and Part of the NE1/4 of Sec. 26, T 6 N, R 66 W of the 6th P.M.
City of Greeley, County of Weld, Colorado

PREPARED BY AND ON BEHALF OF:

INTERMILL LAND SURVEYING, INC.
1301 North Cleveland Avenue
Loveland, Colorado 80537
P: (970) 669-0516
Steven John Stencel
Colorado PLS No. 30462



South Quarter Corner Sec. 23, T6N, R66W

Found No. 6 Rebar (unknown length) with 2.5" dia Aluminum Cap in Monument Box and stamped as shown

10' Future Weld County Road 66 Right of Way Rec. No. 4190336

10' Future Weld County Road 66 Right of Way Rec. No. 4190336

10' Future Weld County Road 66 Right of Way Rec. No. 4190336

10' Future Weld County Road 66 Right of Way Rec. No. 4190336

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10' Future Weld County Road 66 Right of Way Rec. No. 4190336

NOTE:

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(R2): Indicates record bearing and/or distance per Recorded Exemption No. 0805-23-1 RE-5061 as depicted on the map recorded December 27, 2010 under Reception No. 3740825 in the records of the Weld County Clerk and Recorder's Office.
(R3): Indicates record bearing and/or distance per Recorded Exemption No. 0805-23-4 RECX15-0012 as depicted on the map recorded March 25, 2016 under Reception No. 4190336 in the records of the Weld County Clerk and Recorder's Office.
(R4): Indicates record bearing and/or distance per Recorded Exemption No. 0805-26-1 1AMREC18-14-0060 as depicted on the map recorded January 30, 2019, under Reception No. 4463459 in the records of the Weld County Clerk and Recorder's Office.

SEELEY LAKE REZONE

LOTS A & B, RECORDED EXEMPTION 0805-23-1 RE-5061 AND LOT D, RECORDED EXEMPTION 0805-23-4 RECX15-0012
BOTH SITUATE IN THE EAST HALF OF SECTION 23, ALONG WITH PART OF THE NORTHEAST QUARTER OF SECTION 26,
TOWNSHIP 6 NORTH, RANGE 66 NORTH OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
165.67 ACRES, MORE OR LESS
PROJECT NUMBER: ZON2022-0003

MONUMENT LEGEND:

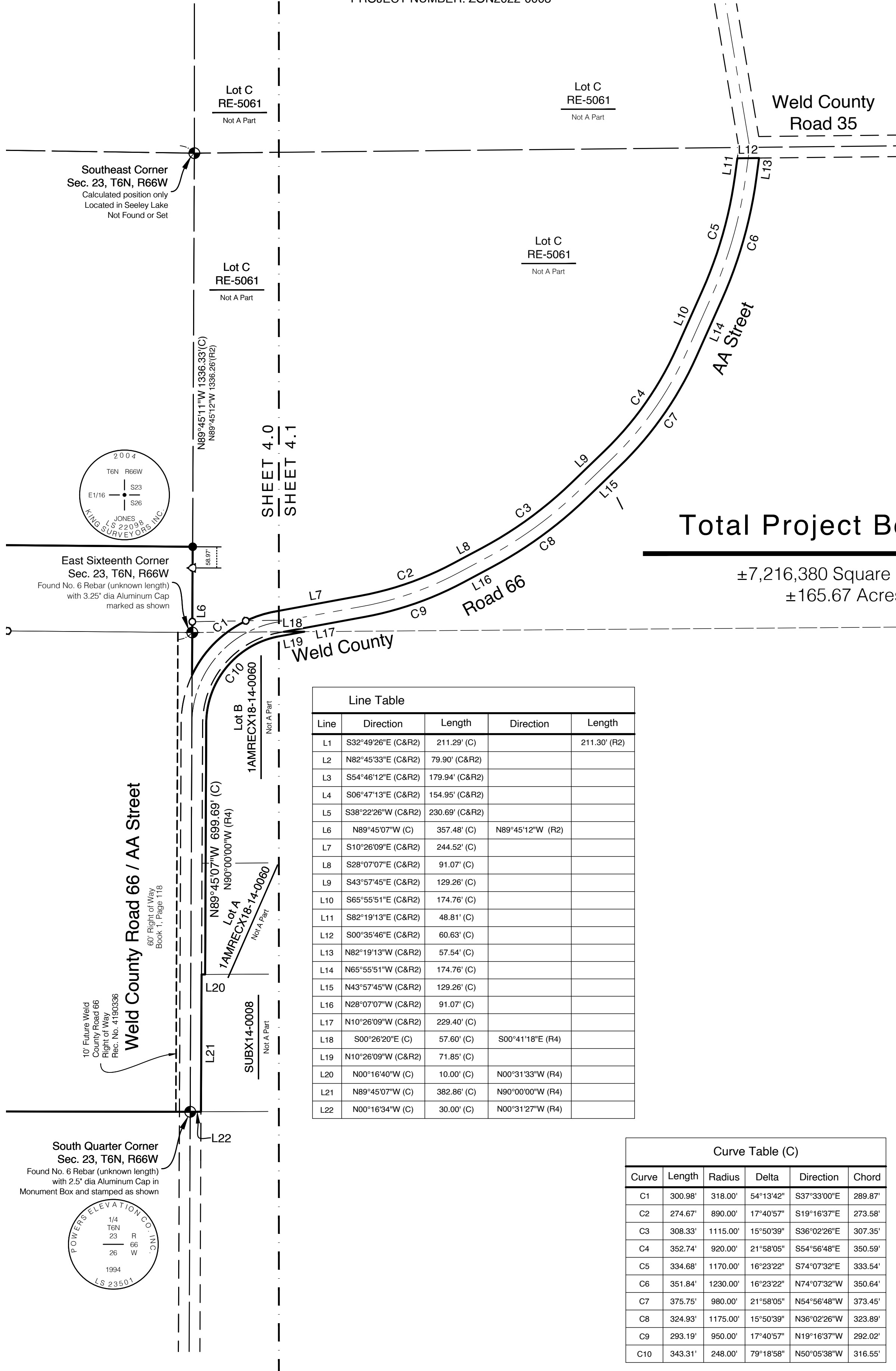
- = Property corner monument not found or set.
- = Found No. 4 Rebar (unknown length) with ±1" diameter red plastic cap stamped LS 30462
- = Found No. 4 Rebar
- △ = Found Witness Corner

LINE LEGEND:

- = Boundary Line
- - - = Property Line
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- - - = Quarter Section Line
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Sec.: T, N, R, W: Section Township Range



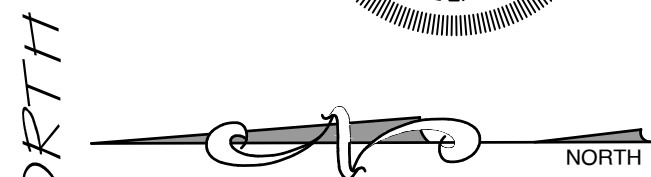
Total Project Boundary

±7,216,380 Square Feet or
±165.67 Acres

PREPARED BY AND ON BEHALF OF:

INTERMILL LAND SURVEYING, INC.
1301 North Cleveland Avenue
Loveland, Colorado 80537
P: (970) 669-0516

Steven John Stencel
Colorado PLS No. 30462



SCALE: 1" = 200'

STATEMENT OF LINEAR UNITS USED:
Linear Units Used for this survey - U.S. Survey Feet

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

INTERMILL LAND SURVEYING, INC.

1301 NORTH CLEVELAND AVENUE LOVELAND, COLORADO 80537 BUS. (970)-669-0516

PROJECT BOUNDARY MAP

E1/2 of Sec. 23 and Part of the NE1/4 of Sec. 26, T 6 N, R 66 W of the 6th P.M.

City of Greeley, County of Weld, Colorado

Charles Keirnes

1813 61st Avenue, Suite 200 - Greeley, CO 80634

970.538.2204

DRAWN BY: LHB

CHECKED BY: SJS

APPROVED BY: SJS

DATE: 2022.06.29

SCALE: 1" = 200'

PROJECT NO: P-22-9219

SHEET NO: 4.1

PAGE OF

18 18

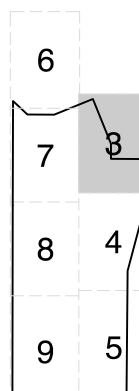
SEELEY LAKE SITE ANALYSIS ANX2022-0001

SITUATE IN THE EAST HALF OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 66 NORTH OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

NOTE:

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2. External Boundary Monumentation of the subject property and Survey Control Monumentation as shown on Map

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 (C): Indicates calculated bearing and/or distance. May also indicate a pro-rated bearing and/or distance based on field survey and interpretation of existing final plans, deeds, surveys, maps or other information provided by PF.
 (R1): Indicates recording bearing and/or distance per Eagle View Farms Planned Unit Development PP-1090 as depicted on the final plan recorded August 6, 2018 under Reception No. 4421074 in the records of the World County Clerk and Recorder's Office.
 (R2): Indicates recording bearing and/or distance per the records of the World County Clerk and Recorder's Office, 0805-23-1 RE-5061 as depicted on the map recorded December 10, 2010 under Reception No. 4421074 in the records of the World County Clerk and Recorder's Office.
 (R3): Indicates recording bearing and/or distance per Recorded Reception No. 0805-23-4 REC1X15-0012 as depicted on the map recorded March 25, 2016 under Reception No. 4190336 in the records of the World County Clerk and Recorder's Office.



MONUMENT
LEGEND:

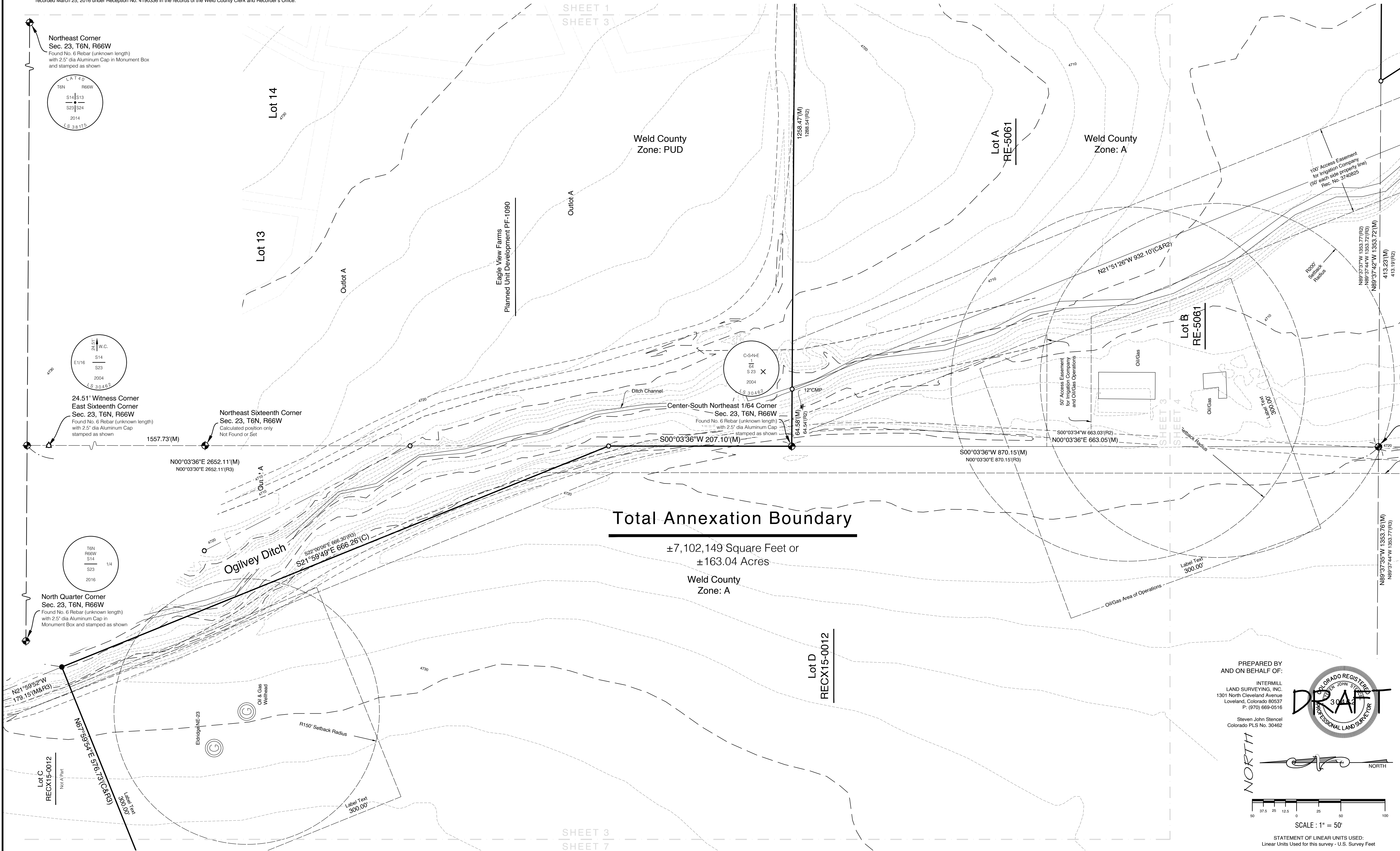
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- = Found No. 4 Rebar (unknown length) with $\pm 1"$ diameter red plastic cap stamped LS 30462

LINE LEGEND:

- _____ = Boundary Line
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 _____ = Easement Line
 _____ = PUD Lot Line
 _____ = 1/16 Section Line
 _____ x _____ = Fence Line
 _____ = Edge of Dirt Road
 _____ = Contour Line - Major
 _____ = Contour Line - Minor

ABBREVIATION
LEGEND:

- N: North ±: Plus or Minus
E: East No.: Number
W: West Dia: Diameter
S: South LS: Land Surveyor
Typ: Typical Rec.: Reception
PLS: Land Surveyor
Sec. __ T __ N R __ W:
Section Township Range



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Seeley Lake Site Analysis Map ANX2022-0001

[illegible]

TITLE:

SITE ANALYSIS MAP

East Hall Sec. 23 Northeast Qtr. Sec. 26, T6N, R65W, 6th P.M.
City of Greeley, County of Weld, Colorado

CLIENT:

Charles Keirnes
1813 61st Avenue, Suite 200
Greeley, CO 80634

INTERMILL LAND SURVEYING, INC.

1301 NORTH CLEVELAND AVENUE LOVELAND, COLORADO 80537 BUS. (970)-669-0516

DRAWN BY:	<u>LHB</u>
CHECKED BY:	<u>SJS</u>
APPROVED BY:	<u>SJS</u>
DATE:	<u>2022.06.24</u>
SCALE:	<u>1" = 50'</u>
PROJECT NO.:	
P-22-9219	
SHEET	OF
3	9

SEELEY LAKE SITE ANALYSIS ANX2022-0001

SITUATE IN THE EAST HALF OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 66 NORTH OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

ABBREVIATION

N: North ±: Plus or Minus
E: East No.: Number
W: West Dia: Diameter
S: South PLS: Land Surveyor
Rec.: Reception
Sec. __ T __ N R __ W:
Section Township Range

NOTE:

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(C) Indicates recorded bearing and/or distance per New South Wales Land and Environment Court. May also indicate a pro-rated bearing and/or distance based on field survey and interpretation of existing plans, maps, survey maps or other information provided by parties.

(R1) Indicates recorded bearing and/or distance per Eagle View Farms Planned Unit Development PF-1090 as depicted on the final plan recorded August 6, 2018 under Reception No. 4210074 in the records of the Weld County Clerk and Recorder's Office.

(R2) Indicates recorded bearing and/or distance per Recorded Exemption No. 0805-23-1RE-5061 as depicted on the map recorded December 27, 2010 under Reception No. 3740825 in the records of the Weld County Clerk and Recorder's Office.

(R3) Indicates recorded bearing and/or distance per Recorded Exemption No. 0805-23-4REC15-5012 as depicted on the map recorded March 25, 2016 under Reception No. 1490336 in the records of the Weld County Clerk and Recorder's Office.

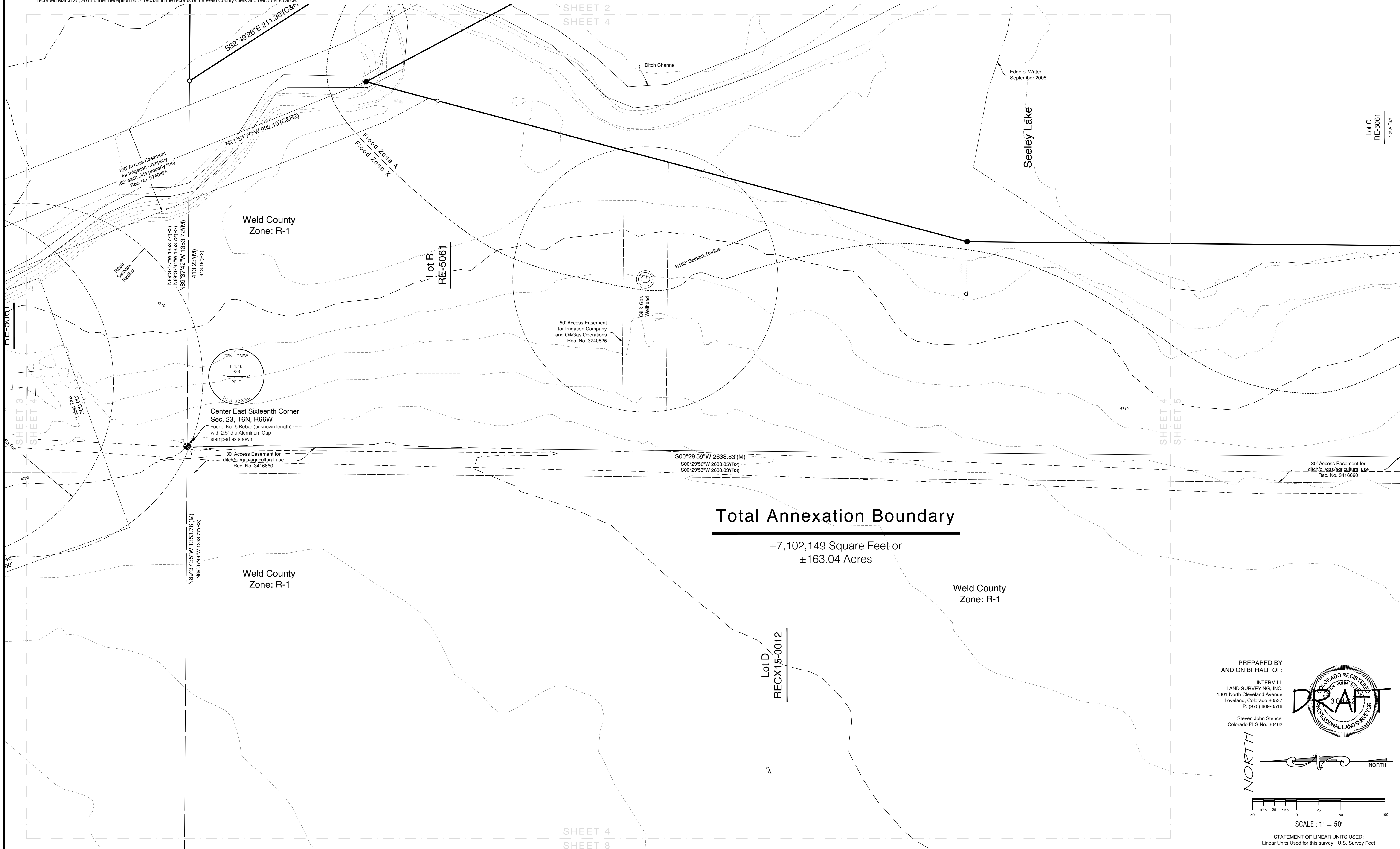
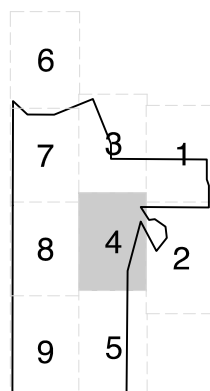
MONUMENT
LEGEND:

 = Found Witness Corner

 = Found Witness Corner

LINE LEGEND:

- = Boundary Line
- - - = Property Line
- = Quarter Section Line
- - - = Easement Line
- - - = 1/16 Section Line
- x = Fence Line
- - - = Edge of Dirt Road
- - - = Contour Line - Major
- - - = Contour Line - Minor



PREPARED BY
AND ON BEHALF OF:

INTERMILL
LAND SURVEYING, INC.
1301 North Cleveland Avenue
Loveland, Colorado 80537
P: (970) 669-0516

Steven John Stencel
Colorado PLS No. 30462



STATEMENT OF LINEAR UNITS USED:
Linear Units Used for this survey = U.S. Survey Feet

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

INTERMILL LAND SURVEYING, INC.

301 NORTH CLEVELAND AVENUE
LOVELAND, COLORADO 80537

— 3 —

Charles Keirne

DRAWN BY: LHB

CHECKED BY: SJS

3.12

DATE: 2022.06.24

SCALE: 1" = 50'

PROJECT NO.:

P 22.9219

SHEET	OF
-------	----

4	9
---	---

NOTE:

1. Field work conducted during the month of February. Snow and ice covered the property.
2. External Boundary Monumentation of the subject property and Survey Control Monumentation as shown on Map:

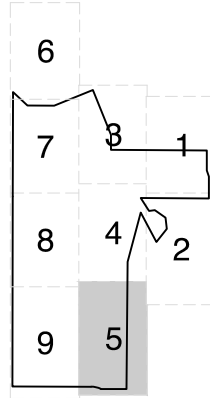
(M): Indicates measured bearing and/or distance from field survey.

(C): Indicates calculated bearing and/or distance. May also indicate a pro-rated bearing and/or distance based on field survey and interpretation of existing final plats, deeds, surveys, maps or other information provided by others.

(R1): Indicates record bearing and/or distance per Eagle View Farms Planned Unit Development PF-1090 as depicted on the final plat recorded August 6, 2016 under Reception No. 4421074 in the records of the Weld County Clerk and Recorder's Office.

(R2): Indicates record bearing and/or distance per Recorded Exemption No. 0805-23-1 RE-5061 as depicted on the map recorded December 27, 2010 under Reception No. 3740825 in the records of the Weld County Clerk and Recorder's Office.

(R3): Indicates record bearing and/or distance per Recorded Exemption No. 0805-23-4 RECX15-0012 as depicted on the map recorded March 25, 2016 under Reception No. 4190336 in the records of the Weld County Clerk and Recorder's Office.



MONUMENT
LEGEND:

- = Property corner monument not found or set.
- = Found No. 4 Rebar (unknown length) with ±1" diameter red plastic cap stamped LS 30462
- △ = Found Witness Corner

LINE LEGEND:

- = Boundary Line
- = Property Line
- = Section Line
- = Right of Way Line
- = Future Right of Way Line
- = Easement Line
- = 1/16 Section Line
- = Fence Line
- = Overhead Utility Line
- = Edge of Dirt Road
- = Contour Line - Major
- = Contour Line - Minor

ABBREVIATION
LEGEND:

N: North ±: Plus or Minus
E: East No.: Number
W: West Dia: Diameter
S: South LS: Land Surveyor
Rec.: Reception
ROW: Right of Way
Sec.: T N R W:
Section Township Range

SEELEY LAKE SITE ANALYSIS ANX2022-0001

SITUATE IN THE EAST HALF OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 66 NORTH OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

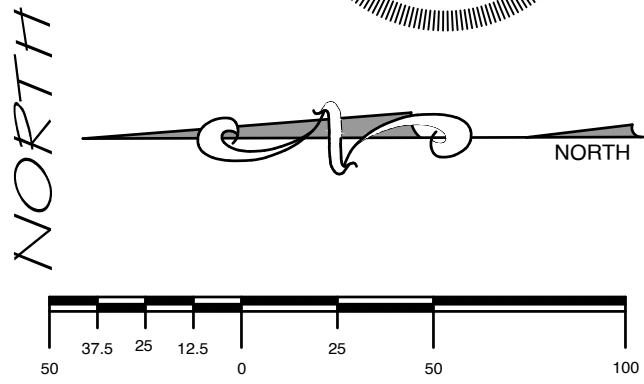
SYMBOL
LEGEND:

⊕ = Utility Pole

PREPARED BY
AND ON BEHALF OF:

INTERMILL
LAND SURVEYING, INC.
1301 North Cleveland Avenue
Loveland, Colorado 80537
P: (970) 669-0516

Steven John Stencel
Colorado PLS No. 30462



STATEMENT OF LINEAR UNITS USED:
Linear Units Used for this survey - U.S. Survey Feet

Southeast Corner
Sec. 23, T6N, R66W
Calculated position only
Located in Seeley Lake
Not Found or Set

1007.29 (R2)
1137.61 (C)
S89°45'07"E 1376.65 (C)
S89°45'12"E 1386.26 (R2)

Lot C
RE-5061
Not A Part

Seeley Lake

S00°29'56"W 1757.39 (C&R1)

Weld County
Zone: R-1

Lot B
RE-5061

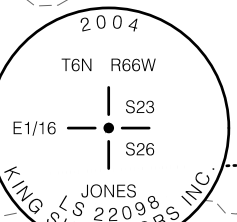
Total Annexation Boundary

±7,102,149 Square Feet or
±163.04 Acres

Edge of Water
September 2005

N89°45'07"W
208.97 (C&R1)

Weld County
Zone: R-1



East Sixteenth Corner
Sec. 23, T6N, R66W
Found No. 6 Rebar (unknown length)
with 3.25" dia Aluminum Cap
stamped as shown

S01°00'00"E
30.01 (C&R1)

Weld County
Zone: R-1

Lot D
RECX15-0012

S00°29'59"W 2638.83 (M)
S00°29'56"W 2638.83 (R2)
S00°29'53"W 2638.83 (R3)

30' Access Easement for
ditch/oil/gas/agricultural use
Rec. No. 3416660

SHEET 4
SHEET 5

SHEET 5
SHEET 9

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

INTERMILL LAND SURVEYING, INC.

1301 NORTH CLEVELAND AVENUE

LOVELAND, COLORADO 80537

BUS. (970) 669-0516

CLIENT:

Charles Keirnes
1813 61st Avenue, Suite 200
Greeley, CO 80634

SITE ANALYSIS MAP

East Half Sec. 23, Northeast Qtr. Sec. 26, T6N, R66W, 6th P.M.
City of Greeley, County of Weld, Colorado

DRAWN BY:

LHB

CHECKED BY:

SJS

APPROVED BY:

SJS

DATE:

2022.06.24

SCALE:

1" = 50'

PROJECT NO.:

P-22-9219

SHEET

OF

5

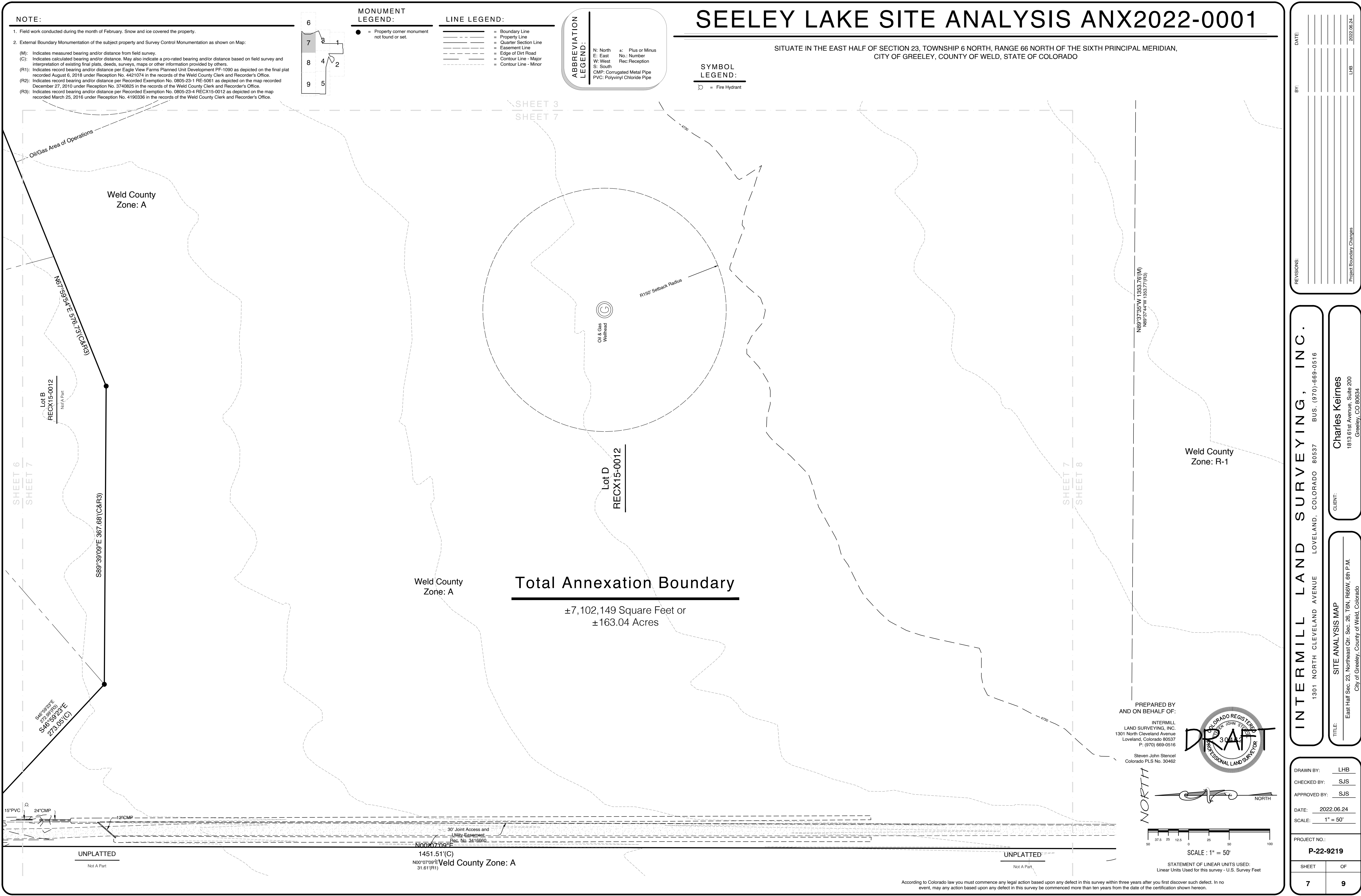
9

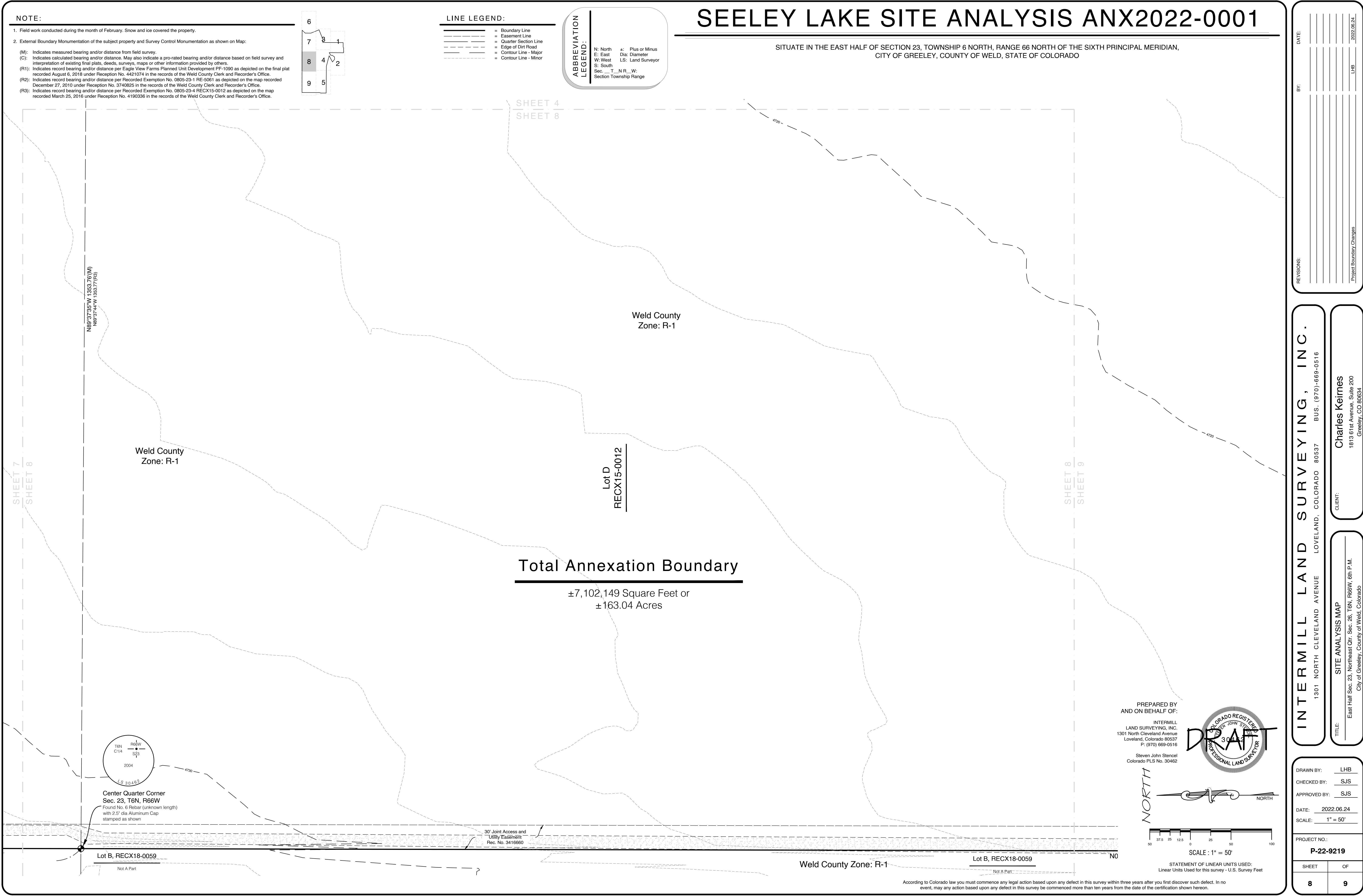
DATE:

BY:

REVISIONS:

D:\GIS\Map\Ver1\Y-2022-KEIRNES\Map\Revision\Y2022_Site Analysis ANX2022-0001 REV 1.dwg XREF: P2022.DWG 50 SCALE.dwg
P2022_Total Annex Entry REV 1.dwg DATE: Jun 24, 2022 - JWS





1. Field work conducted during the month of February. Snow and ice covered the property.
2. External Boundary Monumentation of the subject property and Survey Control Monumentation as shown on Map

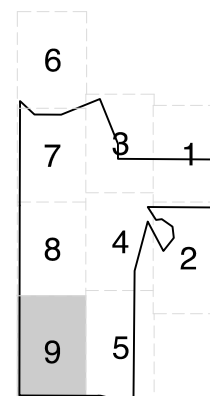
(M) Indicates measured bearing and/or distance from field survey.

(N) Indicates calculated bearing and/or distance. May also indicate a pro-rated bearing and/or distance based on field survey and interpretation of existing final plans, deeds, surveys, maps or other information provided by others.

(R1) Indicates recording bearing and/or distance per *Edge View Farms Planned Unit Development* PF-1090 as depicted on the final plat recorded August 6, 2018 under Reception No. 4421074 in the records of the West County Clerk and Recorder's Office.

(R2) Indicates recording bearing and/or distance per *Reception No. 0805-23-1 RE-5001* as depicted on the map recorded December 10, 2010 under Reception No. 0805-23-1 REC15-0012 in the records of the West County Clerk and Recorder's Office.

(R3) Indicates recording bearing and/or distance per *Reception No. 0805-23-4 REC15-0012* as depicted on the map recorded March 25, 2019 under Reception No. 0914038 in the records of the West County Clerk and Recorder's Office.



● = Property corner monument not found or set.

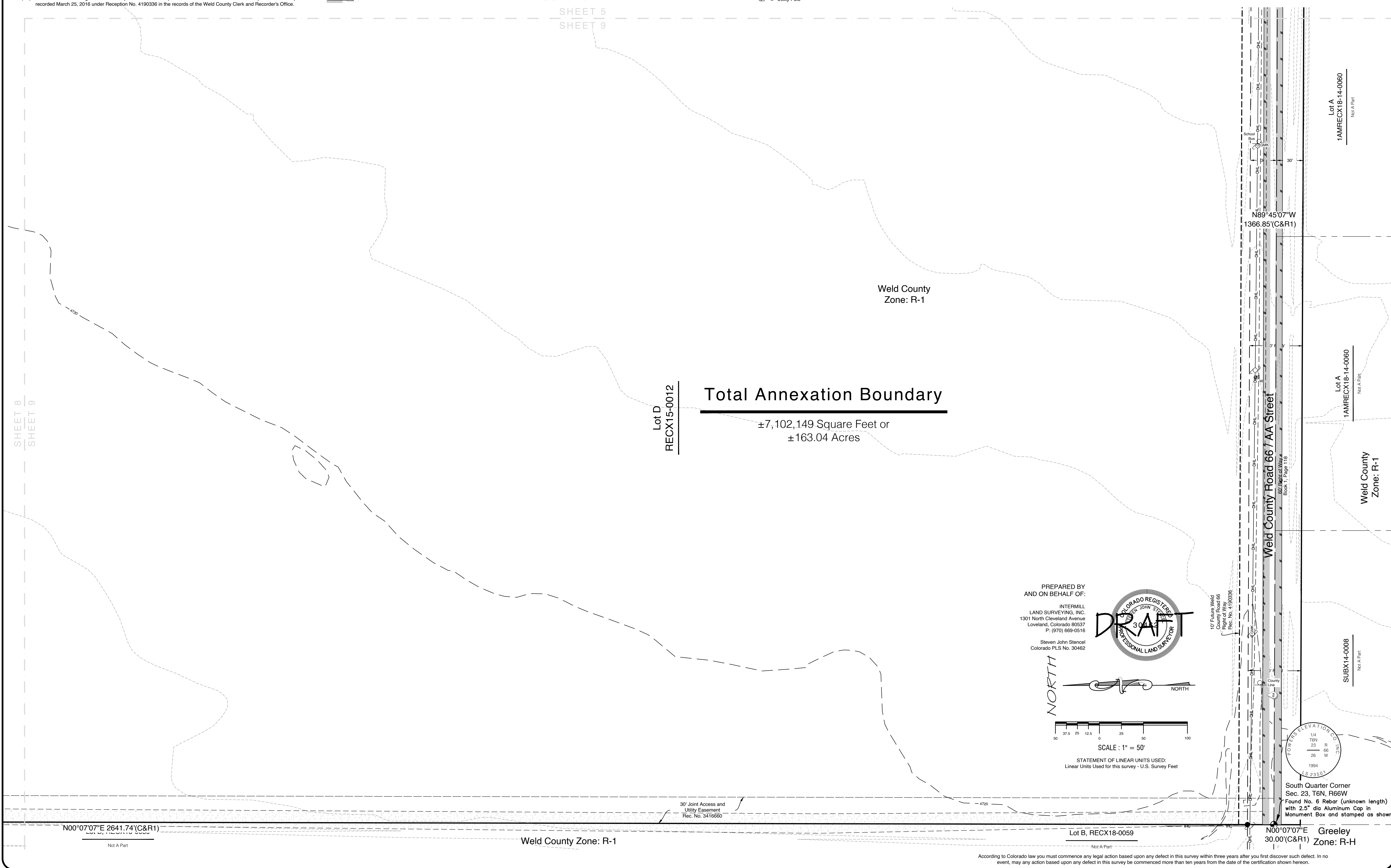
● = Property corner monument not found or set.

	= Boundary Line
	= Property Line
	= Section Line
	= Right of Way Line
	= Future Right of Way Line
	= Easement Line
	= Edge of Dirt Road
	= Edge of Asphalt Surface
	= Overhead Utility Line
	= Gas Line
	= Contour Line - Major
	= Contour Line - Minor

N: North ±: Plus or Minus
E: East No.: Number
W: West Dia: Diameter
S: South LS: Land Surveyor
Rec.: Reception
GMK: Gas Warning Sign
ROW: Right of Way
Sec. __ T __ N R __ W:
Section Township Range

σ = Sign
 $\mathcal{D}_s$ = Utility Pole

SITUATE IN THE EAST HALF OF SECTION 23, TOWNSHIP 6 NORTH, RANGE 66 NORTH OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO



According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

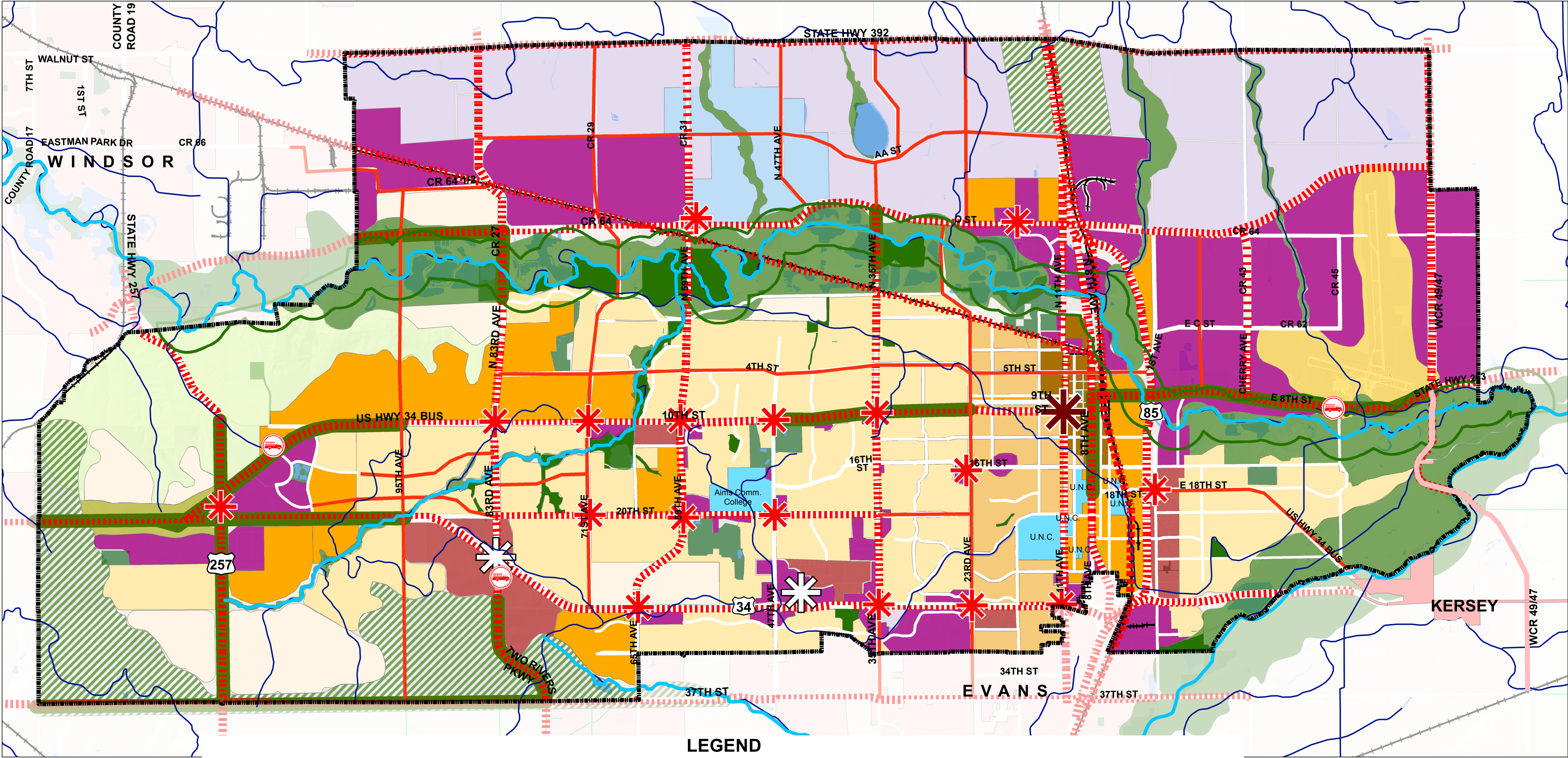
[illegible]

INTERMILL LAND SURVEYING, INC.	
1301 NORTH CLEVELAND AVENUE	LOVELAND, COLORADO 80537
BUS. (970)-669-0516	
CLIENT: Charles Keirnes	
1813 51st Avenue, Suite 200	
Greeley, CO 80634	
TITLE: SITE ANALYSIS MAP	
East Hal Sec. 23, Northeast Qtr. Sec. 26, T6N, R66W, 6th P.M.	
City of Greeley, County of Weld, Colorado	

DRAWN BY:	<u>LHB</u>
CHECKED BY:	<u>SJS</u>
APPROVED BY:	<u>SJS</u>
DATE:	<u>2022.06.24</u>
SCALE:	<u>1" = 50'</u>
PROJECT NO.:	
P-22-9219	
SHEET	OF
9	9

LAND USE GUIDANCE MAP

Attachment E

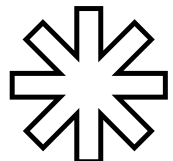


LEGEND

CENTERS



Downtown Center



Regional Center



Neighborhood Center

CORRIDORS

- Multi-Modal Corridor
- Special Multi-Modal Corridor Landscaping
- Poudre River Greenway

SPECIAL RECOMENDATIONS

- Potential Fire Station Locations

AREAS

- Airport Area
- Higher Education Hubs
- Employment, Industrial, and Commercial Areas
- North Annexation Area
- Mixed Use High Intensity
- Urban Reserve

OPEN LANDS & NATURAL AREAS

- Bluffs
- Community Separator
- Entryway Character Corridor
- Riparian Land
- City Owned Natural Areas

Town of Kersey

- Town of Kersey

NEIGHBORHOODS

- Rural
- Suburban
- Legacy Urban
- Mixed Use
- Downtown

N



0 0.375 0.75 1.5 2.25 3 Miles

Date of Preparation 12/1/17

Doug May

From: Jeffrey, Sendy <Sendy.Jeffrey@bestbuy.com>
Sent: Tuesday, June 20, 2023 10:47 AM
To: Doug May
Subject: Opposition to Land Annexation and Rezoning Surrounding Seeley Lake

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

Sendy Jeffrey
3007 Grandview Dr
Greeley, CO 80631
06/20/2023

City of Greeley
Department of Planning and Development
1100 10th Street
Greeley, CO 80631

Subject: Opposition to Land Annexation Surrounding Seeley Lake

Dear Planning Commission and City Council Members,

I hope this letter finds you well. I am writing as a concerned resident of Seeley Lake regarding the proposed land annexation and rezoning of the 160 acres west and north of our community. I urge you to consider my opposition to this development and carefully evaluate the potential consequences it may have on our neighborhood and quality of life.

First and foremost, I would like to emphasize that the majority of residents in our community are strongly against the idea of introducing over 100 new homes into our area. We value the serene and rural nature of our neighborhood and wish for it to remain as such. The proposed development would significantly alter the character and ambiance of Seeley Lake, which is a major concern for all of us.

One of the primary issues that arises with this annexation is the impact on our already inadequate road infrastructure. The addition of a substantial number of vehicles would undoubtedly exacerbate the existing traffic problems, posing risks to both residents and commuters. Moreover, the increased noise and light pollution resulting from this development would disturb the peaceful atmosphere we currently enjoy.

Furthermore, there is legitimate concern about the potential decrease in property values if this annexation is approved. The introduction of a large housing development in close proximity to our homes could adversely affect the market value of our properties. Preserving the desirability and attractiveness of Seeley Lake is vital for all residents, as it directly impacts our long-term investments and financial well-being.

Another crucial aspect we should not overlook is the loss of agricultural land and open space. The proposed development would encroach upon the valuable agricultural grounds surrounding our community, diminishing the natural beauty and environmental benefits they provide. As stewards of this area, it is our responsibility to protect and preserve these open spaces for the benefit of current and future generations.

In light of these concerns, I strongly urge the Planning Commission and City Council to carefully consider the long-term implications of this land annexation. I implore you to take into account the sentiments of the Seeley Lake community

and the adverse effects this development would have on our cherished neighborhood. I respectfully request that you reject this proposal and work towards maintaining the integrity and tranquility of our area.

Please be aware that the content of this letter may be shared publicly, as it is essential to foster transparency and open dialogue. I trust that you will give due consideration to the concerns expressed by the Seeley Lake community and act in the best interest of all residents involved.

Thank you for your attention to this matter. I appreciate your commitment to serving our city and community.

Sincerely,

Sendy Jeffrey

Doug May

From: Wendy Shupe <wshupe@tsctrux.com>
Sent: Tuesday, June 20, 2023 9:44 AM
To: Doug May
Cc: Dale Hall; Brett Payton; Edward Clark
Subject: Rezoning of 160 acres west and north of Seeley Lake

Some people who received this message don't often get email from wshupe@tsctrux.com. [Learn why this is important](#)

To Whom It May Concern:

We would like to voice our concern regarding the above mentioned rezoning. It is our belief that the passage of this proposal will change our quality of life from a "country" setting to a more of a "city" setting, much less desirable for existing residents . . . it would change the light and noise pollution compared to what we are currently experiencing. The rezoning would have to cause a lot of extra traffic on roads that are already inadequate for the current amount of vehicles, already experiencing MANY traffic accidents at intersections and otherwise, surrounding our neighborhood. We feel that if this passes it would decrease our property value, as well as others in our neighborhood (Sonnyview Estates), as it would change the overall "feel" our of current living situation and surely negatively affect the view to the west that we and many others presently have. Northern Colorado is so steeped in agriculture it seems like a real shame to lose agricultural ground and open space, these areas are becoming so very rare.

Some residents received a letter via mail to alert them to the proposed annexation, we did not receive the mailing so were taken quite by surprise. This annexation would really have a huge impact on us.

We have lived in Greeley all of our lives and have lived at Seeley Lake (Sonnyview Estates) for 28 years and really wish for things to stay as they presently are.

Thanking you, in advance, for your consideration.

Grant and Wendy Shupe
3530 Lynn Street
Greeley, CO 80631

Doug May

From: Ray Middleton <dutchman3600@gmail.com>
Sent: Tuesday, June 20, 2023 9:33 AM
To: Doug May
Subject: Seeley Annexing case#ZON2022-003

You don't often get email from dutchman3600@gmail.com. [Learn why this is important](#)

Good morning Sir. My name is Raymond J Middleton. I reside at 16780 Shepherds Way, Greeley, CO 80631. This is in the Eagle View Farms at Seeley Lake.

I did not receive the original notice but my wife did, Rebecca R Middleton.

I would like to voice my objection to this re-zoning annexation of the 160 acres in question.

Our house is close to this development and will impact us negatively.

The views we have of the western mountains is already been impacted by new homes in the Eagle View Ranch area.

This is just northwest of the planned annexation property. I assume it will become part of this future development.

Increased noise, traffic will do nothing but reduce our property values.

We where assured by both developer and real estate agent, when we purchased our home, this land would remain agricultural and no homes would be built.

I am a bicyclist and the traffic on CR 35 is already like an interstate and drag strip. It requires I ride 2 miles to reach the trail on this highway. More

traffic makes this less safe for me and others that love the trail.

Thanks you for your consideration in this matter

Sincerely

Ray Middleton

<http://www.USMES.org>

Master Diver

Still chasing the dream at 73

Doug May

From: Cindi Shupe <ladybugg66@gmail.com>
Sent: Tuesday, June 20, 2023 11:32 AM
To: Doug May
Subject: Seeley Annexation

You don't often get email from ladybugg66@gmail.com. [Learn why this is important](#)

Dear Mr. May,

We are writing in regards to the letter we received about Seeley Annexation (ANX2022-0001-0005 and ZON2022-0003). We are long time residents of Seeley Lake and strongly oppose the annexation and proposal to add more homes to our area. It is very concerning to us, the people of our neighborhood and those in the surrounding area who have built lives for themselves to be 'out in the country'.

The increased traffic on roads that are already inadequate to safely handle the current number of vehicles, the increased noise and light pollution caused by more homes, the destruction of farmland, birds and wildlife, and the possible decrease in property values will negatively impact all of us in every way. We are counting on you, the Planning Commission and the County Commissioners to listen to the voices of the people and do what's best for the existing community.

Thank you for your consideration,

Gregg & Cindi Shupe
3234 Grand View Drive
Greeley, CO

Doug May

From: elkep1@comcast.net
Sent: Tuesday, June 20, 2023 8:38 AM
To: Doug May
Subject: Letter

You don't often get email from elkep1@comcast.net. [Learn why this is important](#)

Apparently a letter was sent to residents of Seeley Lake (Sonny View Estates) the first of June re annexation of portion of properties around the lake.

I received no such letter.

I've lived at this property for 45 years. I wondered why

I wasn't privileged to this information.

Is it possible to email this letter to Elkep1@comcast.net or tell me how I might obtain a copy of this letter.

Thank you Leona Kepler

3112 Grandview Dr. Greeley 80631

Doug May

From: Wade Stroh <wadestroh1@gmail.com>
Sent: Tuesday, June 20, 2023 7:27 AM
To: Doug May
Cc: Wade Stroh; Shane Powell
Subject: Fwd: Seeley Annexation Case NumberANX2022-0001-0005

[You don't often get email from wadestroh1@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

>
> As current residents of the Seeley Lake neighborhood we have great concerns regarding the proposed land annexation and rezoning of the land north of AA Street, west of County Road 35 and west of Seeley Lake.
> We are strongly against this annexation proposal as it would have multiple negative impacts on our neighborhood. As a note, we never received the letter that was mailed on June 8, 2023.
>
> The infrastructure of the area is already over burdened with the development in Eaton and other communities to the north. The traffic is extremely heavy on County Road 35 already and another development would increase the congestion even more. What should be at the top of our list of concerns to be considered is the impact of water which we're already seeing constraints on. Why would we continue to build more residential areas if water is at the top of our state issues? Then there is the impact on property taxes which are on the rise and the affect it would have on our existing neighborhood. There is also the lake itself and the environmental impact of having more homes near it. More septic systems with high water table, or would there be sewer lines? At what point would we see the city limits be moved further north to our area? No thanks, that's why we have our home out here for over 30 years.
>
> Please stop this proposal. We want to keep our neighborhood as it is without the negative impacts as voiced above. We don't want this type of growth out here just to satisfy the financial gains of a developer.
>
> Thank you for taking the time to hear our concerns.
>
> Wade and Tracy Stroh
>
> Sent from my iPhone

Doug May

From: Natasha De Jager <natashaajager@gmail.com>
Sent: Tuesday, June 20, 2023 7:08 AM
To: Doug May
Subject: Seeley annexation

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

Hello-

Please do not move forward with the Seeley Annexation project. We do not want these homes in our area. This is a rural area and would decrease our home value as it supposed to be "where luxury meets country", as well as loss of agricultural area, increase road congestion and light pollution. Among so many other things!

Thank you!

--

Natasha De Jager
970.576.4436

Doug May

From: Cindy Wolach <urodocjr@aol.com>
Sent: Monday, June 19, 2023 10:48 PM
To: Doug May
Subject: Seeley Lake Annexation

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

Dear Planning Commission,

As a 50 year resident of Sonnyview Estates at Seeley's Lake, I am submitting concerns regarding the Annexation Application for the west side of Seeley's Lake (Case Number: ANX2022-0001-0005).

To begin, the application does not meet the first requirement for eligibility that "Not less than one-sixth (1/6) of the perimeter area proposed to be annexed is contiguous with the City of Greeley". The applicant is trying to circumvent this requirement by annexing a tiny parcel first with larger and larger parcels following. This legal maneuvering around the criteria should be considered nothing less than unethical

The area in question is agricultural, which is what Weld County was built on. There are no dense housing developments anywhere near this proposed parcel, therefore no city utilities nearby nor the infrastructure in roads to accommodate a large development. The existing roads, 35th avenue, 59th avenue and AA street are inadequate for any heavier traffic than already exists. The safety issue would be very concerning and completely disrupt this rural area of quiet country living, which is the reason we are homeowners in Sonnyview Estates.

Our property values declining is also a concern with this kind of development virtually in our backyards. Not to mention the loss of the habitat for wildlife that exists on the west side of the lake and the loss of fertile agricultural ground.

The noise and light pollution that this annexation would create will ruin the country living that exists in this area.

As a lifelong resident of Weld County and 50 year resident of Sonnyview Estates at Seeley's lake, I vehemently oppose this annexation application.

Lastly, not all of the property owners in proximity to this annexation application have received an official notice of the planning commission and city council hearings regarding this proposal. This is also very concerning.

Thank you for your consideration in this matter.

Best Regards,
Cindy Wolach

Sent from my iPad

Doug May

From: kyliewylie@aol.com
Sent: Monday, June 19, 2023 10:03 PM
To: Doug May
Subject: Annexation

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

To whom it may concern,

I am a Seeley Lake resident that has lived in the neighborhood for over 20 years. I am voicing my opposition to the proposed Annexation of the land west of the subdivision. The Infrastructure around the lake and on the County roads is not suitable for the traffic that a neighborhood of this size would produce. This area is and has always been a country feel and the Annexation would take away from that. 25 years ago there was a study on this very land that showed it not to be Developable because it's in a flood plane, why now is it being considered for Development?

Thank you for your time and consideration in reading my email.

Kyle Sheaffer

[Sent from the all new AOL app for iOS](#)

Doug May

From: James Wolach <ncupc@aol.com>
Sent: Monday, June 19, 2023 8:47 PM
To: Doug May
Subject: Annexation of land north of AA

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

I just received information on the proposal for annexation of the land west of Seeley lake. Reviewing the requirements for Annexation I do not see how this qualifies. It looks to me that by trying to divide the land into five separate plots they are trying to avoid the 1/6 requirement. I also do see how AA street will have the infrastructure to handle the proposed development.

My family and I have lived out by Seeley lake and now on the lake for 20 years. We live out here because of the low density of housing and traffic. Being a native of Greeley I have seen what poor development planning can do to a town.

Thanks for you time

James Wolach.

[Sent from the all new AOL app for iOS](#)

Doug May

From: Anita Eley <eleyanita@gmail.com>
Sent: Monday, June 19, 2023 4:37 PM
To: Doug May
Cc: Anita Eley
Subject: Zoning Change North & West of Seeley Lake

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

Mr May,

I am against the annexation of additional land in the area north and west of Seeley Lake. Building more homes in this rural area goes against my reasons for purchasing a home in this beautiful open area. I want to live in the country, yet be within a short driving distance of town amenities. Adding more homes will substantially increase traffic on County Roads 35 and 33, roads that are already inadequate for the current amount of vehicles. Additional homes will increase the noise and light pollution in this area and will decrease the property values of the existing homes.

--

Sincerely, a concerned Seeley Lake Homeowner,

Anita Eley
3506 Holman Ct
Greeley CO 80631

Doug May

From: Maggie Harms <tlharms@comcast.net>
Sent: Monday, June 19, 2023 2:56 PM
To: Doug May
Subject: Re-Zoning Land West and North of Seeley Lake

[You don't often get email from tlharms@comcast.net. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Dear Doug,

I have lived at Seeley Lake since 1992 and intend to stay here for many more years. I was concerned when my neighbour told me of the Land Annexation and rezoning plan that is before council. Some neighbours received information notifying them of this - I did not and am disturbed by this and wonder how many other neighbours were not informed. I do intend to attend the meetings coming up to hear all about this proposal but do wish to let you know of my great concern over the potential loss of countryside living which I have purposefully chosen, roading issues and safety, and many other issues I have.

Yours sincerely
Maggie and Tom Harms
3528 Cindy Place
Greeley CO 80631

970 381 3254

Doug May

From: Barb Stork <storkbarb@gmail.com>
Sent: Monday, June 19, 2023 1:39 PM
To: Doug May
Subject: Annexation consideration of 160 acres near Seeley Lake

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

To whom it concerns in Greeley city Planning;

Please know we searched for months to find a home in a quiet safe neighborhood and found it in Sonny View Estates on Grand View Drive. Please DO NOT consider annexing another 160 acres. We currently have a quiet safe neighborhood to walk in with children and pets. In the past months we have seen increased traffic and speed on 35th street - the too many accidents and rollovers already. We don't need more potential accidents. The additional building going on in Eagle View Estates is more than enough extra noise pollution and traffic.

I'm concerned about the pollution and crime this increased population will bring.

Thank you for hearing me out.

Barb Stork
3228 Grand View Drive
Greeley, CO 80631

Doug May

From: Adam James Wickam <adamjames.wickam@gmail.com>
Sent: Monday, June 19, 2023 1:29 PM
To: Doug May
Subject: Proposed Homes North East of Seeley Lake

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

Hi Doug,

As the President of Riverview Estates HOA, I wanted to reach out to you about the potential development on the West side of Seeley Lake.

On behalf of our nine households, just South of Seeley, we strongly oppose this potential development. We did not receive notice of the project, which I consider to be a lack of communication, since our families that would be impacted by this approval.

The small lot size does not fit the building that has been approved in the past. Plots less than one acre is one concern that the families have brought up. Recent projects to the West, North, and East of the proposed site are all 3-5 acres, which is what we would expect for development in this area.

Our HOA is also a shareholder in the Nauman Lake Reservoir Company just west of the proposed site. This group will be impacted by the development, as well. I will inform the rest of that board, although they likely won't have time today to comment, as they were not made aware either.

Thanks,

Adam Wickam
1631 N 35th Avenue Ct
Greeley, CO 80631
970-515-2352

Doug May

From: Lois Pringle <lois.firegirl@gmail.com>
Sent: Monday, June 19, 2023 11:41 AM
To: Doug May
Cc: Bill Pringle; Nicholas Pringle; David Pringle; jkennedy1984@gmail.com; ladybugg66@gmail.com; bigredtruck86@gmail.com
Subject: Seeley Annexation #ANX2022-0001-0005

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

Dear Doug May, Greeley City Council Board Members, Mayor and Council:

We are writing to express our strong opposition of Case #ANX2022-0001-0005, the proposed annexation and rezoning of approximately 160.62 acres of land located north of AA Street, west of CR 35 and east of Seeley Lake.

This proposal does not give many details, but if it is anything like Eagle View Farms, then this development will be detrimental to the entire area, cause traffic and safety problems, destroy local wildlife and wetland habitat, which in turn will remove agricultural land which is supposed to be prioritized in Weld County.

After living in the existing subdivision on the east side of Seeley for almost 20 years, and watching prior development by the petitioner in the South West corner of Highway 392 and CR 35 (Eagle View Farms), I can definitively say, any development to this land will cause great harm to the environment, decrease safety of pedestrians and bicyclists, cause major traffic issues and is not necessary.

The roads surrounding this area will have a disproportionate surge during critical times. When my children started driving in 2013, I asked the Sheriff to forward me a report listing the serious and fatal accidents between CR 29 and Highway 85 along Highway 392. I was alarmed. I cannot imagine the upsurge of use this deadly stretch will have to endure if this project is approved. My son and I have personally witnessed a traffic death at CR 35 and AA Street. AA Street and adjoining county roads are not adequate for the influx of travels per day this project will cause. Crossing existing agricultural ditches supplying both needed reservoirs and fields to meet civil engineering requirements will destroy all existing wildlife and land. The infrastructure needed to provide roadways and housing for any future subdivision will increase the impervious area on an already flood plain delicate area.

The wildlife that have homes in this area including owls, eagles, hawks, bats, pelicans in the summer and geese in the winter, ducks, and red tipped blackbirds to name a few, would be destroyed. The fish in Seeley Lake would be negatively impacted by all the pesticides and fertilizers draining from manicured lawns where no governance is made over who may use what. The existing delicate ecosystem would forever be destroyed. With the addition of Eagle View Farms at Seeley Lake, we have already noticed an increase in the algae bloom, an increase in fish death and personally, I have noticed a dramatic increase in my allergies and asthma only after the new homes north of the lake have been added. We have heard there may be protected flora/fauna in and surrounding Seeley Lake.

Weld County prioritizes agriculture. I hope this continues to be the case. I urge you to disapprove the proposed Land Use Annexation, Seeley Annexation #ANX2022-0001-0005. I know my opinions are shared by many who have not managed to attend the hearing nor write letters and emails. Thank you for your continued service and support of our communities.

I appreciate your time and please do not hesitate to contact us with any questions or concerns.

Lois & Bill Pringle
Nicholas & David Pringle
3204 Grand View Dr
Greeley, CO 80631

Doug May

From: SHANE POWELL <shanepowell2000@yahoo.com>
Sent: Monday, June 19, 2023 11:29 AM
To: Doug May
Subject: Concern - seeley lake development

You don't often get email from shanepowell2000@yahoo.com. [Learn why this is important](#)

Hi Doug,

I wanted to reach out to you about a notification we have received about a potential development on the west side of seeley lake .

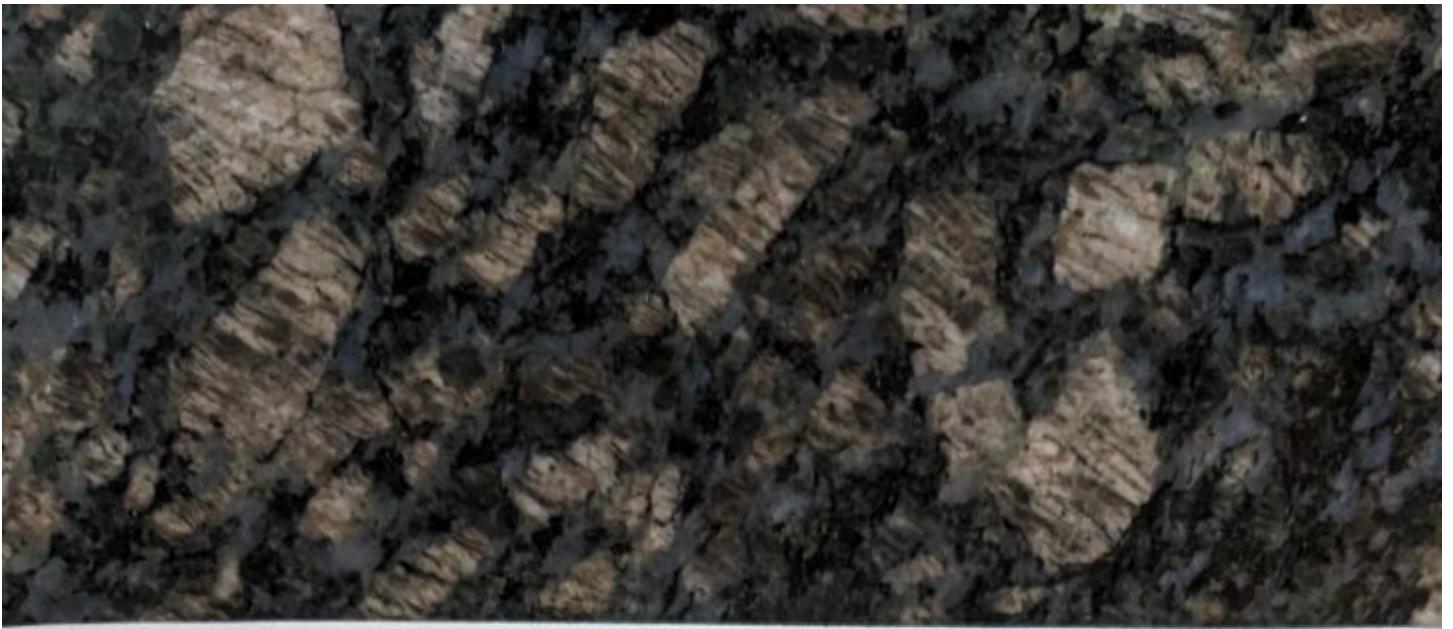
There is some major concern myself and many other residents have that live at Seeley and strongly oppose what is being talked about with a potential development .

We have met with at least 10 other house holds that this would impact and we are greatly concerned about this. We will fight this to the full extent, and we are even more alarmed that the lack of communication with all those families that would be impacted by this .

Many families want to know WHY they have received no notice of this and want some explaining ? There are many of us that live on the lake of seeley and others who are impacted all within that proposed area that are extremely upset right now.

We will not be in town for the hearing as we already had another event scheduled out of town. However this is something that MANY neighbors had not known about and the we will all fight this to the full extent. Please reach out to me directly when you have time and I think you need to understand the concerns all the families have brought up concerning this matter. This would be a complete disaster and I can go into details when we speak.

Shane Powell
President
Powell Properties, Inc.
970-302-9737



Seeley Lake Annexation Vicinity Map



**PLANNING COMMISSION HEARING
CITY COUNCIL HEARING
CORRECTED**

Mailing Date: June 8, 2023

This is a courtesy letter to advise you that a public hearing is scheduled regarding a land use proposal in your neighborhood.

Planning Commission Hearing Information

**Planning Commission: June 27, 2023, 1:15 p.m.
City Council Chambers, 1001 11th Avenue, Greeley, Colorado**

City Council Hearing Information

**City Council: August 1, 2023, 6:00 p.m.
City Council Chambers, 1001 11th Avenue, Greeley, Colorado**

Project Name: Seeley Annexation	Case Number: ANX2022-0001 - 00
Applicant: Charles Keirnes	Applicant Phone: (970)539-220
Property Address: N/A	Property Location (CORRECTED): north of AA street, west of County 35, and west of Seeley Lake.
Description: The City of Greeley is considering a request from Charles Keirnes to an	

Doug May

From: andradegrl@skybeam.com
Sent: Tuesday, June 20, 2023 3:28 PM
To: Doug May
Cc: andradegrl@skybeam.com
Subject: Seeley Annexation

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

Dear Mr. May,

This letter is in addition to our conversation on June 20 regarding the The City of Greeley's consideration of a request from Charles Keirnes to annex 160.2 acres of land adjacent to Seeley Lake. As 23 years residents of 4167 AA St. we are opposed to this annexation.

We are long time residents of Greeley and have been witnesses to the the many changes to the City of Greeley over the last 45+ years. Our concerns lie the with the explosion of apartment complexes and densely populated single family residences in areas that were previously zoned for agriculture. Since the area being considered for annexation is currently zoned for agriculture and is being utilized as such we see the potential for zoning changes soon after annexation takes place and therefore oppose the annexation.

Additionally, we will attend the Planning Commission Hearing on June 27. Please include our letter in the packet of materials provided to the Greeley Planning Division.

Sincereley,

Ernest and Joanne Andrade

Doug May

From: Jennifer Kennedy <jkennedy1984@gmail.com>
Sent: Tuesday, June 20, 2023 2:36 PM
To: Doug May
Subject: Seeley Annexation and Rezoning #ANX2022-0001-0005

Dear Doug May, Greeley Planning Commission, and City Council Members,

I am writing to express my sincere opposition to the proposed annexation and re-zoning of approximately 160.62 acres of land located north of AA Street, west of CR 35 and east of Seeley Lake. I do not believe this proposal serves the best interests of the community, and would have adverse effects both for public safety for those who live nearby.

Re-zoning is in opposition to Weld County's commitment to prioritize farm and agricultural land. The zoning document attached to this property's entry in the Weld County Property Portal describes Agricultural Zoning, stating in section 31.1, "The [Agricultural] District is established to maintain and promote agriculture as an essential feature of Weld County. The A District is intended to provide areas for the conduct of agricultural activities and activities related to agriculture and agricultural production without the interference of other, incompatible land uses...The A District regulations are established to promote the health, safety, and general welfare of the present and future residents of Weld County."

While a housing development is not a part of this specific proposal, it seems this is likely the first step. The proposed H-A zoning is still technically agricultural, but it is a significant departure from the current Agricultural zoning, as the City of Greeley's definition of H-A makes it clear that these properties are intended for future development. To that end, I have serious concerns.

My primary concern is one of safety: the county roads surrounding this property are not sufficient to handle the increase in traffic that will come with future development. These roads are already ill-equipped to handle the current level of commuters and trucks. I am particularly concerned about increased congestion at the CR 33 and CR 35 intersections with Highway 392, as these are already dangerous crossings, as well as the effects of significantly more traffic on AA street.

Additionally, many of us moved or built in this neighborhood specifically to avoid the noise and light pollution that comes with neighboring developments. In fact, we specifically researched how the adjacent land was zoned before moving here. Re-zoning to allow future development will bring with it an end to the quiet and rural feeling of this neighborhood.

The property in question is also uniquely hospitable to wildlife in the area, being located near a body of water. The eagles, foxes, pelicans, geese, frogs, deer, turkeys, and many other animals will have their habitats destroyed and be driven out by future development.

I also have concerns with annexation, in general. Annexation can create inconsistent boundaries for public service providers. As a small example, there is already inconsistency in the jurisdiction of the O St and County Rd 35 roundabout. Last month, we found a stray dog there, and in trying to contact animal control, we were told if the dog was in the street when we found it, it was one jurisdiction, but if it was on the center of the roundabout, it was a different jurisdiction. Such inconsistencies on an even larger scale create inefficiency and can delay responses.

I am also highly concerned that if the property in question is annexed into the City of Greeley, it could increase the likelihood of the adjacent Sonny View Estates neighborhood being annexed into the city in the future, which I and many other property owners would strongly oppose.

As referenced earlier, the Weld County agricultural district was established "to promote the health, safety, and general welfare of the present and future residents of Weld County." I do not believe the current proposal to annex and re-zone land aligns with this same goal, and so I ask you to disallow the proposal.

Thank you for your time and consideration,
Jennifer and Tyler Kennedy
3213 Grand View Drive
Greeley, CO 80631

Doug May

From: Amy Lynn <lynnamy80@gmail.com>
Sent: Tuesday, June 20, 2023 4:21 PM
To: Doug May
Cc: Dale Hall; Brett Payton; Edward Clark
Subject: proposed Seeley Annexation, Case no. ZON-2022-0003

[Some people who received this message don't often get email from lynnamy80@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

To Whom it may concern:

Please be advised that I am not in favor of the proposed annexation and potential development as a result of the Seeley Annexation project. The possible development will increase traffic on CR 35 and access to the development will be limited. The road and turn onto Hwy 392 from CR35 can not support the traffic increase safely. Also, property values at Eagle View Farms at Seeley Lake may be negatively impacted by the increased traffic, noise pollution and congestion.

The area is largely agricultural. Re-zoning as a "holding Agriculture zone" may be considered "spot zoning" upon further research if the area is developed for housing on down the line.

Respectfully,
Amy Lynn

Sent from my iPad

Doug May

From: Marcos Sanchez <sanchezbrosinc@gmail.com>
Sent: Tuesday, June 20, 2023 4:37 PM
To: Doug May
Cc: D Sanc
Subject: Proposed Seeley Annexation case: anx2022-0001-0005

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

Hello Doug, we are writing to oppose this annexation Proposal, and want our email to be part of included comments to the planning commission.

We moved out here to live in the country 1.5 years ago. It is beautiful and peaceful out here. We don't believe that this annexation which will lead to city growth out here in the country, is good for our tax payers and/or neighbors. This growth will create more traffic and will put an additional strain on already inadequate roads, and will definitely create more noise pollution., and will decrease our values of homes and we'll lose agricultural open space.

We built out here to be away from the city, and don't want our country living to be invaded be city sprawling, just for the all mighty dollar. We believe it is a bad move for everyone that is affected in so many ways.

Marcos/Diandra Sanchez
16790 Shepherds Way
Greeley CO. 80631

Doug May

From: kyra.sneddon@yahoo.com
Sent: Tuesday, June 20, 2023 5:03 PM
To: Doug May; Dale Hall; Brett Payton; Edward Clark
Subject: Seeley annexation

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

Good afternoon,

I have some concerns about this application for 100 homes trying to be fit in around a lakeside view. You are looking to add over 100 families on a corner that is quite dangerous already for its traffic load especially during the winter storms. The road never gets cleaned up nor does it get any attention from law enforcement to watch speed because we cannot decide whether city of greeley or sherif department has the jurisdiction. Now you want to bring all this attention to our area again and yet we can't even take care of the potholes in our road? This seems like a massive tax grab and not prioritizing other things nor bringing into account any other sort of safety issues. Crime was bad enough for our home at 4510 AA st when we were trying to build 1 house and 1 shop. Now you are trying to bring in 100 homes into a farm community and give up on little farms. I hope you can take into consideration the surrounding people and understand the headache and hurt it impacts in surrounding areas.

The Sneddons

[Sent from Yahoo Mail for iPhone](#)