Planning Commission Agenda

Regular Meeting
Tuesday, May 26, 2026, at 1:15 PM

City Council Chambers – City Center South
1001 11th Ave, Greeley, CO 80631
Zoom Webinar Link:
https://greeleygov.zoom.us/j/89826509009

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Watch Meetings:

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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.

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Planning Commission

May 26, 2026, at 1:15 PM
City Council Chambers – City Center South
1001 11th Avenue, Greeley, CO 80631

Agenda

1. Call to Order

2. Roll Call

3. Approval of the Agenda

4. Approval of the April 28, 2026, Planning Commission Meeting Minutes

5. A public hearing to consider a request for a series of 15 annexations of unincorporated territory located in Weld County, Colorado, known as "Great Western Industrial Park (GWIP) Annexations No. 1 through No. 15," located generally south of Eastman Park Drive, east of State Highway 257, west of Great Western Drive, and north of Weld County Road 62 ¼, into the City of Greeley comprising approximately 325 acres.

6. A public hearing to consider a request to establish I-H (Industrial High Intensity) and C-D (Conservation District) zoning for property known as "Great Western Industrial Park (GWIP) Annexations No. 1 through No. 15," located generally south of Eastman Park Drive, east of State Highway 257, west of Great Western Drive, and north of Weld County Road 62 ¼ comprising approximately 325 acres.

7. Staff Report

8. Adjournment

BOARDS & COMMISSIONS

Planning Commission Meeting Minutes

April 28, 2026, at 1:15pm

1. **Call to Order**
   Chair Yeater called the meeting to order at 1:15pm.

2. **Roll Call - Present**
   Chair Justin Yeater
   Vice Chair Louisa Andersen
   Commissioner Erik Briscoe
   Commissioner Jeff Carlson
   Commissioner Brian Franzen
   Commissioner Larry Modlin
   Commissioner Christian Schulte
   Absent
   None

3. **Approval of the agenda**
   There were no changes to the agenda, Chair Yeater proceeded with the agenda as published.

4. **Approval of the April 14, 2026, Planning Commission Meeting Minutes**
   Motion by: Commissioner Andersen
   She moved to approve the April 14, 2026, Planning Commission Meeting Minutes as presented.
   Second: Commissioner Franzen
   Vote: Motion passed 7-0

5. **Expedited Item: A public hearing to consider a request to establish zoning for approximately 219.221 acres generally located east of Weld County Road 17, north of Weld County Road 60 and west of State Highway 257 known as the Schmerge Annexation Establishment of Zoning (ZON2026-0002).**
   Chair Yeater introduced the item as published and asked if the Commission wished to see a presentation. Finding none, he asked if anyone in attendance or online wished to see a presentation. Finding none, Chair Yeater turned it over to the Commission for action.

   Motion by: Commissioner Andersen
   She moved that based on the application received and the preceding analysis, the Planning Commission finds that the proposed Schmerge Establishment of Zoning, File number ZON2026-0002 meets the required Development Code criteria of Section 24-204.b(1-9); and recommend approval of the H-A (Holding Agriculture) zone district to the City Council.
   Second: Commissioner Schulte
   Vote: Motion passed 7-0

6. **Expedited Item: A public hearing to consider a request to establish zoning for approximately 73.3 acres as part of the Kinnison Annexation, generally located east of 131st Avenue, north of US Highway 34, and west of State Highway 257 (ZON2026-0003).**
   Chair Yeater introduced the item as published and asked if the Commission wished to see a presentation. Finding none, he asked if anyone in attendance or online wished to see a presentation. Finding none, Chair Yeater turned it over to the Commission for action.

   Motion by: Commissioner Andersen
   She moved that based on the application received and the preceding analysis, the Planning Commission finds that the proposed Kinnison Establishment of Zoning, File number ZON2026-0003 meets the required Development Code criteria of Section 24-204.b(1-9); and recommends approval of the H-A (Holding Agriculture) zone district to the City Council.
   Second: Commissioner Franzen
   Vote: Motion passed 7-0

7. **Staff Report:**
   Mr. Jackson shared that there will be no Planning Commission Meeting on May 12, 2026.

8. **Adjournment:**
   Chair Yeater adjourned the meeting at 1:20pm.

Work Session

9. **East Greeley Area Plan, Doug May**
   Doug May (Principal Planner) introduced the item and their consultant Britt Palmberg from Rick Engineering. Mr. Palmberg proceeded with his presentation.

   Commissioner Briscoe asked which specific projects should be prioritized within a three-to-five-year timeframe. Mr. Palmberg stated City staff may wish to weigh in, but he identified two key near-term opportunities: improving multimodal east–west connectivity between East Greeley and downtown and advancing industrial development to the north and east of the city.

   Don Threewitt (Interim Community Development Director) reinforced the two primary near-term priorities: reconnecting the Western Sugar area to the city through multimodal links that overcome barriers like the railroad and Highway 85 and advancing industrial development. Efforts are focused on detailed planning to achieve connectivity within two to three years, while also addressing the shortage of shovel-ready industrial sites and securing long-promised electrical infrastructure for the east side. The broader vision includes developing a transitional employment corridor, integrating air, rail, and highway access, extending toward the airport, with early project implementation already underway despite planning delays.

   Commissioner Modlin asked as economic development efforts move forward, whether there will be a clearer focus on how projects contribute to the city's revenue stream, shifting attention from private development outcomes to the financial returns received by the city. Mr. Palmberg stated that financial analysis was part of the plan, with the most shovel-ready projects receiving the greatest cost-benefit

scrutiny. They noted that the multimodal connection between the Western Sugar area and the Civic Campus, along with the industrial areas to the north and east, would likely receive focused fiscal evaluation.

Commissioner Modlin asked if grant funding was available to support development in these areas, and has that been explored. Additionally, with a project anticipated in the next 18 months, are there funds identified to support this initial phase. Mr. Threewitt explained that much of the East Subarea fell within existing or planned urban renewal districts, allowing tools like tax increment financing to support development. They added that federal, state, and job-creation funding sources were also available, resulting in a diverse mix of funding mechanisms needed to complete these projects. Housing will come at a later date.

Commissioner Andersen asked if the Poudre River Trail is involved in this, and how so. Mr. May indicated that the Poudre River Trail would play a key role in the plan and had been identified as a high priority. They noted that future efforts would include engagement with external agencies and groups, along with exploring opportunities to fund potential trail extensions.

Commissioner Andersen asked whether plans for private property and right-of-way would focus on the north side or the south side. Mr. May stated that the plan would not address specific right-of-way or land negotiations for the Poudre Trail. Instead, it would provide general land use guidance showing the corridor and adjacent conservation areas for recreation and flood management, while coordination with the Poudre Trail would focus on understanding priorities rather than determining exact alignments.

Commissioner Andersen noted that this had already occurred and asked whether the intent was to continue with existing plans, revise them, or discontinue consideration of them altogether. She also noted that existing right-of-way on the north side may need to be revised or reconsidered, potentially requiring negotiations with southern property owners. Commissioner Andersen highlighted significant logistical and cost challenges related to utilities, the 12th Street outfall, and major barriers such as the highway and river crossings for the Poudre River Trail. She added that accommodating the trail could involve complex coordination with CDOT, underscoring the overall complexity of the issue. Mr. May thanked Commissioner Andersen and stated they look forward to working with them to understand their plans and incorporation of their vision into this plan.

Commissioner Andersen expressed skepticism about the feasibility of a proposed railroad spur north of town, citing steep grades along Cherry Avenue that would likely deter rail use for decades. She also noted that nearby industrial uses and gravel operations along the 8th Street corridor would need careful consideration in any rezoning or gateway planning. Concerns were raised about airport constraints, including runway limitations and proximity to Denver airspace, making commercial passenger service unlikely. Commissioner Andersen emphasized the need for more detailed analysis and coordination with the airport authority before advancing plans, suggesting that the current vision had significant gaps for both near- and mid-term implementation. She voiced support for the 85 Business corridor greenway concept, particularly if CDOT cooperation could be secured. She sought clarification on multimodal transport, if that included the bus crossing the highway or what that would look like to cross highway 85. Mr. May stated that the eastern multimodal approach primarily focused on pedestrians, bicyclists, and microtransit, while also incorporating bus service as part of the overall system. He noted that multiple design options were being considered to improve pedestrian and bicyclist safety, depending on available funding, and that no single solution had been finalized. Potential measures included pedestrian islands to break up long crossings, improved signaling, lane reconfiguration, and physical barriers to better separate pedestrians from vehicle traffic, allowing safer, staged crossings.

Commissioner Carlson asked if they could briefly discuss downtown and the consideration that went into the vibrancy of downtown as they thought about planning for this area in general. Mr. Palmberg stated that no separate downtown plan was being developed, but rather that East Greeley's growth was intended to support and energize downtown through improved connections. He noted that increased housing and population in East Greeley would help sustain local services and contribute to downtown activity. While downtown was not a primary focus of the study area, Mr. Palmberg indicated openness to feedback on improving the transition between downtown and East Greeley, particularly along the eastern edge.

Commissioner Carlson expressed the opinion that downtown should have been a central component of the plan, noting that maintaining a vibrant downtown was a key concern. They suggested that the planning effort presented an opportunity to strengthen and advance that objective. Mr. May noted that the Downtown Plan, A Path Forward, adopted several years earlier, had guided downtown development and that the current plan was intended to complement it. He added that, consistent with prior comments, there was openness to further incorporating downtown considerations into the plan if stakeholders felt it was appropriate.

With no other questions or suggestions Chair Yeater ended the work session at 2:07pm.

Justin Yeater – Chair

Don Threewitt – Interim Community Development Director

Planning Commission Agenda Summary

May 26, 2026
Key Staff Contact: Michael Franke, Planner III, Donald Threewitt, Interim Director of Community Development

Title:

Great Western Industrial Park Annexations No. 1-15

Summary:

A public hearing to consider a request for a series of 15 annexations of unincorporated territory located in Weld County, Colorado, known as "Great Western Industrial Park (GWIP) Annexations No. 1 through No. 15," located generally south of Eastman Park Drive, east of State Highway 257, west of Great Western Drive, and north of Weld County Road 62 ¼, into the City of Greeley comprising approximately 325 acres.

Recommended Action:

Approval

Attachments:

1. Staff Report
2. Project Narrative
3. Annexation No. 1 Petition, Legal Description, & Map
4. Annexation No. 2 Petition, Legal Description, & Map
5. Annexation No. 3 Petition, Legal Description, & Map
6. Annexation No. 4 Petition, Legal Description, & Map
7. Annexation No. 5 Petition, Legal Description, & Map
8. Annexation No. 6 Petition, Legal Description, & Map
9. Annexation No. 7 Petition, Legal Description, & Map
10. Annexation No. 8 Petition, Legal Description, & Map
11. Annexation No. 9 Petition, Legal Description, & Map
12. Annexation No. 10 Petition, Legal Description, & Map
13. Annexation No. 11 Petition, Legal Description, & Map
14. Annexation No. 12 Petition, Legal Description, & Map
15. Annexation No. 13 Petition, Legal Description, & Map
16. Annexation No. 14 Petition, Legal Description, & Map
17. Annexation No. 15 Petition, Legal Description, & Map
18. Vicinity Map
19. Neighborhood Notification Boundary Map
20. Staff Presentation
21. Applicant Presentation
22. GFD Will-Serve
23. GPD Will-Serve

24. Greeley Water and Sewer Will-Serve
25. Town of Windsor Letter
26. WSFR Letter

PLANNING COMMISSION HEARING SUMMARY

ITEM: A public hearing to consider a request for a series of 15 annexations of unincorporated territory located in Weld County, Colorado, known as "Great Western Industrial Park (GWIP) Annexations No. 1 through No. 15," located generally south of Eastman Park Drive, east of State Highway 257, west of Great Western Drive, and north of Weld County Road 62 ¼, into the City of Greeley comprising approximately 325 acres.

PROJECT: Great Western Industrial Park (GWIP) Serial Annexation No. 1-15

FILE NO: ANX2025-0007, ANX2025-0006, ANX2025-0005, ANX2025-0004, ANX2025-0012, ANX2025-0011, ANX2025-0010, ANX2025-0009, ANX2025-0008, ANX2025-0014, ANX2025-0015, ANX2025-0016, ANX2025-0017, ANX2025-0018, and ANX2025-0019

LOCATION: East of State Highway 257, south of Eastman Park Drive, west of Great Western Drive, and north of Weld County Road 62 ¼.

APPLICANT: Windsor Renewal I, LLC and GWIP, LLC

CASE PLANNER: Michael Franke, ACIP, Planner III

HEARING DATE: May 26, 2026

PLANNING COMMISSION FUNCTION: To review the proposed annexation for compliance with Section 24-214.b.2(a-e) of the Greeley Development Code and make a recommendation to the City Council.

EXECUTIVE SUMMARY

Windsor Renewal I, LLC and GWIP, LLC petition to annex approximately 325 acres of land to the City of Greeley known as Great Western Industrial Park (GWIP) Annexations No. 1 through No. 15, located east of State Highway 257, south of Eastman Park Drive, west of Great Western Drive, and north of Weld County Road 62 ¼.

A. REQUEST

Windsor Renewal I, LLC and GWIP, LLC are requesting approval to annex approximately 325 acres, known as Great Western Industrial Park (GWIP) Annexations No. 1 through No. 15. This property is currently within unincorporated Weld County and zoned I-1 – Industrial (County zoning). The property is included within the City's Three Mile Plan. The proposal

complies with the City's Comprehensive Plan policies. The outcome of this hearing is for the Planning Commission to make a recommendation to City Council whether to annex the aforementioned land to the City of Greeley. There will be 15 separate motions, one for each request associated with the serial annexation.

B. STAFF RECOMMENDATION

Approval

C. LOCATION

East of State Highway 257, south of Eastman Park Drive, west of Great Western Drive, and north of Weld County Road 62 ¼.

Current Zoning: I-1 (Industrial) – Weld County

Abutting Zoning: North: HI (Heavy Industrial) and LI (Limited Industrial) – Town of Windsor
South: ROL (Recreation & Open Lands) – Town of Windsor
East: HI – Town of Windsor
West: RMU-2 (Residential Mised Use – Two) – Town of Windsor and I-1 – Weld County

Site Conditions: The site is currently a combination of developed industrial park, undeveloped land, and open space/natural area. The proposed serial annexation is compiled for five (5) different parcels and other land area legally described. All these parcels/land area is owned by either Windsor Renewal I, LLC and GWIP, LLC. The total site area is approximately 325 acres. Parcel 1 is located south of Eastman Park Drive, north of Kodak Drive, east of Howard Smith Avenue W, and west of 1 Litho Plate Drive with an area of 176.7 acres. Parcel 1 is currently used as industrial with three existing buildings on site. Parcel 2 is located south of Kodak Drive, east of Howard Smith Avenue E, and west of 1 Litho Plate Drive with an area of 15.117 acres. Parcel 2 is currently used as industrial with five existing buildings. Parcel 3 is located south of Parcel 1, east and south of Parcel 2, west of Howard Smith Avenue E, and west of 1 Litho Plate Drive with an area of 95.83 acres. Parcel 3 is currently used as industrial/commercial with two existing buildings. Parcel 4 is located south of Parcel 3, east of Howard Smith Avenue E with an area of 24.659 acres. Parcel 4 is currently vacant land with I-1 (Industrial) zoning from Weld County. Parcel 5 is like Parcel 4, currently vacant land with an area of 25.46 acres. The other land associated with the serial annexation is comprised of legal descriptions and do not correspond with an existing Assessor's parcel number or address. This other land is located south of Parcel 1 and 1 Litho Plate Drive, south of Eastman Park Drive. This land follows the Cache La Poudre River

southwest and bends back eastward running across property connecting to existing City of Greeley city limits. This other land area is vacant and will be preserved as natural area and open space. Except for the Poudre River area, the overall site is relatively flat with minimal elevation changes. There are several active and abandoned oil and gas wells throughout the site that were established through Weld County.

Abutting Land Uses: North: Industrial and Undeveloped
South: Undeveloped and Open Space
East: Industrial and Undeveloped
West: Industrial and Undeveloped

D. BACKGROUND

Windsor Renewal I, LLC and GWIP, LLC are requesting approval of petitions to annex approximately 325 acres of land, known as the Great Western Industrial Park (GWIP) Annexations No. 1 through No. 15, to the City of Greeley. There are five parcels and other land area owned by Windsor Renewal I, LLC and GWIP, LLC that are included in the annexation area. Please see property location and site conditions described above.

Colorado Revised Statutes §31-12-104; 105 establishes the legal eligibility 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.

On May 5, 2026, City Council adopted eligibility resolutions (Res. No. 58 – 72, 2026) for the annexation, establishing the annexation is compliant with §31-12-104; 105 and Section 24-214.b.1(a-e). With the land being determined eligible for annexation, the applications are proceeding with formal consideration of the annexations. The establishment of zoning, per state statutes, must take place within 90 days of the annexation ordinance adoption. The applicant is proposing to establish C-D (Conservation District) and I-H (Industrial High Intensity) zoning on the annexation area.

The proposed annexation application establishes contiguity per Colorado Revised Statutes 31-12-104.1(a). The City has determined the proposal meets the statutory eligibility requirements to be considered for annexation. Furthermore on January 6, 2026, the City of Greeley adopted a Three Mile Plan (Res. No. 7, 2026), which satisfies §31-12-105(e)(I) of having a plan for that area that generally describes the proposed location, character, and extent of infrastructure, utility services, community amenities provided by the municipality, and proposed land uses for the

area. Per CRS 31-12-108; 109. The City Council passed the substantial compliance resolutions (Res. No. 25-39, 2026) on March 17, 2026, establishing the eligibility and ordinance public hearings for the case. The introduction of the ordinance concerning the annexations is scheduled with City Council for June 2, 2026, and the final reading on June 16, 2026.

E. APPROVAL CRITERIA

The Commission shall consider comments from review agencies and offices, the staff recommendation, citizen comments, and the following criteria (found in 24-214.b.2(a-e) of the Greeley Development Code) in taking action to recommend approval, denial, or to table the annexation for future consideration.

1. The proposed annexation is in conformance with the city's comprehensive plan;

Staff Comment: Annexation of the subject property furthers Greeley's goals and visions set forth in the Three-Mile Plan and the Imagine Greeley Comprehensive Plan ("Comprehensive Plan"). The Three-Mile Plan includes conceptual maps showing projected land uses, parks, natural areas, transportation infrastructure, and water and sewer extensions for the subject property. The Comprehensive Plan expressly states that "growth north of the Cache la Poudre River is desirable and efforts should be proactively pursued, such as water infrastructure and services, to expedite resolution of development challenges in this area of the community." Comprehensive Plan, p. 42. See response on pages 6-7 for additional information regarding the annexation's conformance with the Comprehensive Plan.

This request complies with this criterion.

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

Staff Comment: The proposed rezoning requested for the properties subject to the proposed annexation will promote geographical balance of the City's land use pattern. The properties within Annexation Nos. 1-8, which are adjacent to the Cache La Poudre River, are proposed to remain undeveloped and zoned within the Conservation District to align with the floodplain designation and habitat along the Cache La Poudre River. The

properties within Annexation Nos. 9-15 proposed the Industrial High Intensity zoning district to align with the existing development on the properties and allow for future industrial development compatible with surrounding properties. The proposed annexation will compliment and extend the City's existing land use pattern.

This request complies with this criterion.

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

Staff Comment: Adequate public services and facilities are or will be available to support the development expected to result from the proposed annexation. Greeley currently provides extraterritorial treated water service to the properties subject to this annexation pursuant to the Outside of City Treated Water Service Agreement dated February 5, 2020 by and between the City and Windsor Renewal I, LLC. The Town of Windsor provides wastewater service to the properties, while all stormwater drainage is privately managed onsite. Following annexation, the applicant anticipates that Greeley will continue to provide treated water and will replace Windsor as the wastewater service provider. In connection with future development of the properties subject to the annexations, the applicant or owner will adhere to all development impact fee requirements set forth in Title 6, Chapter 15 of the Code to ensure there are sufficient police, fire, park, trails, storm drainage, and transportation services and facilities available to serve the property.

This request complies with this criterion.

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

Staff Comment: Compliance with the Annexation Act's contiguity requirements set forth in C.R.S. § 31-12-104(1)(a) by each annexation in this proposed serial annexation provides a: (1) continual extension of Greeley's municipal boundary; and (2) rebuttable presumption pursuant to C.R.S. § 31-12-104(1)(b) that a community of interest exists between the area proposed

for annexation and Greeley, that the area is urban or will be urbanized in the near future, and that the area is integrated with or is capable of being integrated with Greeley. The expansion of Greeley's municipal boundaries to include property in which a community of interest exists, is integrated with Greeley, and Greeley is already providing water service is a rational extension of Greeley's municipal boundaries. Greeley currently provides extraterritorial treated water service to the subject property and adjacent properties in unincorporated Weld County. Greeley has the existing water infrastructure and capacity to serve the subject property. Annexing the subject property provides a rational extension of Greeley's municipal boundaries in an area where it is already providing services, and offers Greeley the added benefit of expanding its sales tax and revenue base. Greeley's proposed Arroyos Del Sol annexation is located generally south and further west than the proposed annexation. Annexation of the subject property reflects a rational extension of Greeley's municipal boundaries in that it is consistent with Greeley's pattern of westward expansion, in conformance with Greeley's land planning policies set forth in the Three-Mile Plan and Comprehensive Plan, and provides the opportunity for Greeley to expand its sales tax and revenue base. Annexation of the subject property furthers Greeley's goals and visions set forth in the Three Mile Plan and the Comprehensive Plan. The Three Mile Plan includes conceptual maps showing projected land uses, parks, natural areas, transportation infrastructure, and water and sewer extensions for the subject property. The Comprehensive Plan expressly state that "growth north of the Cache la Poudre River is desirable and efforts should be proactively pursued, such as water infrastructure and services, to expedite resolution of development challenges in this area of the community." Comprehensive Plan, p. 42. The proposed annexations have contiguity with Greeley, are included in Greeley's Three-Mile Plan, benefit from Greeley infrastructure, can be adequately served by Greeley services demonstrating a community of interest. .

This request complies with this criterion.

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

Staff Comment: The proposed annexation is necessary to accommodate future development that will create numerous jobs, economic benefits and an increased tax base for the benefit of the City.

This request complies with this criterion.

F. PHYSICAL SITE CHARACTERISTICS

1. SUBDIVISION HISTORY

The parcels included in the annexation applications were established by recorded exemption or are unsubdivided in unincorporated Weld County. Parcel 1 – Metes & Bounds, Parcel 2 – LOT A AMD REC EXEMPT 1AMNDT, Rec. No. 20120013, Parcel 3 – LOT B AMD REC EXEMPT 1 AMNDT, Rec. No. 20120013, Parcel 4 – LOT B REC EXEMPT, Rec. No. X190079, Parcel 5 and other land area legally described, no subdivision applicable.

2. HAZARDS

According to the Department of Natural Resources Energy & Carbon Management Commission (ECMC), the annexation area contains multiple plugged & abandoned wells and active oil and gas wells throughout the site. The oil and gas activity was previously entitled by Weld County. Other than the Poudre River area, there are not any steep slopes or topographical hazards within the annexation area.

3. WILDLIFE

According to the City of Greeley's Areas of Ecological Significance map, the southern tail portion of the serial annexation area is located within both high and moderate areas of significance near the Poudre River. The areas along the Poudre River are of high significance, which are areas that contain significant natural features which could be severely and negatively compromised by development. This will need to be taken into consideration with any future development in the area. Any future development of the area would trigger reviews by Natural Areas and Colorado Parks and Wildlife for compliance.

4. FLOODPLAIN

The area south of Poudre Trail Drive is designated as 500 Year Floodplain, 100 Year Floodway, 100 Year Zone AE Floodplain. The area north of Poudre Trail Drive has portions designated as 100 Year Zone A Floodplain, 100 Year AE Floodplain, and 100 Year AO Floodplain. No new development is proposed currently. Any future

development would need to comply with all floodway and floodplain mitigation and permitting standards.

5. DRAINAGE AND EROSION

A large portion of the annexation area is undeveloped with drainage patterns expected to match existing conditions. Any existing development within the annexation area is expected to match existing drainage and erosion conditions. However, drainage patterns and required stormwater infrastructure and detention would be examined in greater detail through further development applications and the subsequent permitting processes.

6. TRANSPORTATION

No right-of-way is proposed with this annexation. All existing traffic conditions are expected to continue as they are currently operating. No impacts to City of Greeley traffic or transportation infrastructure to result as part of this annexation. Transportation and traffic impacts of any future development would be reviewed in consultation with adjacent jurisdictions.

G. SERVICES

1. WATER

The site is currently on City of Greeley water infrastructure. The City of Greeley Water and Sewer department provided a “will serve” letter describing how city water services will serve the property area.

2. SANITATION

The City of Greeley Water and Sewer department provided a “will serve” letter describing how city water services will serve the property area. The City of Greeley Water and Sewer department has plans for how to service this area with sanitary sewer infrastructure. Connection to the City of Greeley's western sewer basin will require participation in the General Improvement District that is being created to fund infrastructure improvements in the region.

3. EMERGENCY SERVICES

The City of Greeley Fire Department (GFD) has provided a “will-serve” letter stating they have ample capacity to provide fire services to the annexation area. GFD has been working with Windsor-Severance Fire on terms for servicing the site. Greeley Fire Station #6 is the nearest Greeley station, approximately 2.6 miles from the site.

The City of Greeley Police Department would also serve this area with the completion of the annexation. Greeley Police has also provided a "will-serve" letter committing to providing police services to the annexation area.

4. PARKS/OPEN SPACES

The site includes a portion of the Poudre River Trail on the southern tail portion of the annexation area. The annexation area south of Poudre Trail Drive will remain conservation and natural area lands. No development is proposed to trigger park/trail/open space requirements currently. Parks/Natural Areas accepted their review of this proposal.

5. SCHOOLS

The annexation area is served by the Windsor – Severance (RE-4) school district. There are no residential uses within the annexation area and no future residential uses proposed at this time that would impact schools.

H. NEIGHBORHOOD IMPACTS

1. VISUAL

The annexation would not create any visual impact on the surrounding neighborhood. There are no residential uses on or within reasonable proximity to the annexation area. Potential impacts would be reviewed at time of future development.

2. NOISE

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

I. NOTIFICATION:

Notice requirements per C.R.S 31-108(2) was completed by the City Clerk Office. A website notice was also published to the City of Greeley website. Published notice was also provided in the Greeley Tribune. Mailed letters were sent on 4/17/2026 to property owners within 1,000' of the annexation area. Staff has not received any letters from the public.

J. CITY COUNCIL RECOMMENDED MOTIONS (APROVAL):

1. Based on the application received and the preceding analysis, the Planning Commission finds that the request for annexation meets the approval criteria found in Section 24-214.b.2(a-e) and recommends City Council approval of the Great Western Industrial Park (GWIP) Annexation No. 1 .

2. Based on the application received and the preceding analysis, the Planning Commission finds that the request for annexation meets the approval criteria found in Section 24-214.b.2(a-e) and

recommends City Council approval of the Great Western Industrial Park (GWIP) Annexation No. 2.

3. Based on the application received and the preceding analysis, the Planning Commission finds that the request for annexation meets the approval criteria found in Section 24-214.b.2(a-e) and recommends City Council approval of the Great Western Industrial Park (GWIP) Annexation No. 3.

4. Based on the application received and the preceding analysis, the Planning Commission finds that the request for annexation meets the approval criteria found in Section 24-214.b.2(a-e) and recommends City Council approval of the Great Western Industrial Park (GWIP) Annexation No. 4.

5. Based on the application received and the preceding analysis, the Planning Commission finds that the request for annexation meets the approval criteria found in Section 24-214.b.2(a-e) and recommends City Council approval of the Great Western Industrial Park (GWIP) Annexation No. 5.

6. Based on the application received and the preceding analysis, the Planning Commission finds that the request for annexation meets the approval criteria found in Section 24-214.b.2(a-e) and recommends City Council approval of the Great Western Industrial Park (GWIP) Annexation No. 6.

7. Based on the application received and the preceding analysis, the Planning Commission finds that the request for annexation meets the approval criteria found in Section 24-214.b.2(a-e) and recommends City Council approval of the Great Western Industrial Park (GWIP) Annexation No. 7.

8. Based on the application received and the preceding analysis, the Planning Commission finds that the request for annexation meets the approval criteria found in Section 24-214.b.2(a-e) and recommends City Council approval of the Great Western Industrial Park (GWIP) Annexation No. 8.

9. Based on the application received and the preceding analysis, the Planning Commission finds that the request for annexation meets the approval criteria found in Section 24-214.b.2(a-e) and recommends City Council approval of the Great Western Industrial Park (GWIP) Annexation No. 9.

10. Based on the application received and the preceding analysis, the Planning Commission finds that the request for annexation meets the approval criteria found in Section 24-214.b.2(a-e) and recommends City Council approval of the Great Western Industrial Park (GWIP) Annexation No. 10.

11. Based on the application received and the preceding analysis, the Planning Commission finds that the request for annexation meets the approval criteria found in Section 24-214.b.2(a-e) and

recommends City Council approval of the Great Western Industrial Park (GWIP) Annexation No. 11.

12. Based on the application received and the preceding analysis, the Planning Commission finds that the request for annexation meets the approval criteria found in Section 24-214.b.2(a-e) and recommends City Council approval of the Great Western Industrial Park (GWIP) Annexation No. 12.

13. Based on the application received and the preceding analysis, the Planning Commission finds that the request for annexation meets the approval criteria found in Section 24-214.b.2(a-e) and recommends City Council approval of the Great Western Industrial Park (GWIP) Annexation No. 13.

14. Based on the application received and the preceding analysis, the Planning Commission finds that the request for annexation meets the approval criteria found in Section 24-214.b.2(a-e) and recommends City Council approval of the Great Western Industrial Park (GWIP) Annexation No. 14.

15. Based on the application received and the preceding analysis, the Planning Commission finds that the request for annexation meets the approval criteria found in Section 24-214.b.2(a-e) and recommends City Council approval of the Great Western Industrial Park (GWIP) Annexation No. 15.

K. CITY COUNCIL ALTERNATIVE MOTION(S) (DENIAL):

1. Based on the application received and the preceding analysis, the Planning Commission finds that the request for annexation does not meet the approval criteria found in Section 24-214.b.2(a-e) and recommends City Council denial of the Great Western Industrial Park (GWIP) Annexation No. 1.

2. Based on the application received and the preceding analysis, the Planning Commission finds that the request for annexation does not meet the approval criteria found in Section 24-214.b.2(a-e) and recommends City Council denial of the Great Western Industrial Park (GWIP) Annexation No. 2.

3. Based on the application received and the preceding analysis, the Planning Commission finds that the request for annexation does not meet the approval criteria found in Section 24-214.b.2(a-e) and recommends City Council denial of the Great Western Industrial Park (GWIP) Annexation No. 3.

4. Based on the application received and the preceding analysis, the Planning Commission finds that the request for annexation does not meet the approval criteria found in Section 24-214.b.2(a-e) and recommends City Council denial of the Great Western Industrial Park (GWIP) Annexation No. 4.

5. Based on the application received and the preceding analysis, the Planning Commission finds that the request for annexation does not meet the approval criteria found in Section 24-214.b.2(a-e) and recommends City Council denial of the Great Western Industrial Park (GWIP) Annexation No. 5.

6. Based on the application received and the preceding analysis, the Planning Commission finds that the request for annexation does not meet the approval criteria found in Section 24-214.b.2(a-e) and recommends City Council denial of the Great Western Industrial Park (GWIP) Annexation No. 6.

7. Based on the application received and the preceding analysis, the Planning Commission finds that the request for annexation does not meet the approval criteria found in Section 24-214.b.2(a-e) and recommends City Council denial of the Great Western Industrial Park (GWIP) Annexation No. 7.

8. Based on the application received and the preceding analysis, the Planning Commission finds that the request for annexation does not meet the approval criteria found in Section 24-214.b.2(a-e) and recommends City Council denial of the Great Western Industrial Park (GWIP) Annexation No. 8.

9. Based on the application received and the preceding analysis, the Planning Commission finds that the request for annexation does not meet the approval criteria found in Section 24-214.b.2(a-e) and recommends City Council denial of the Great Western Industrial Park (GWIP) Annexation No. 9.

10. Based on the application received and the preceding analysis, the Planning Commission finds that the request for annexation does not meet the approval criteria found in Section 24-214.b.2(a-e) and recommends City Council denial of the Great Western Industrial Park (GWIP) Annexation No. 10.

11. Based on the application received and the preceding analysis, the Planning Commission finds that the request for annexation does not meet the approval criteria found in Section 24-214.b.2(a-e) and recommends City Council denial of the Great Western Industrial Park (GWIP) Annexation No. 11.

12. Based on the application received and the preceding analysis, the Planning Commission finds that the request for annexation does not meet the approval criteria found in Section 24-214.b.2(a-e) and recommends City Council denial of the Great Western Industrial Park (GWIP) Annexation No. 12.

13. Based on the application received and the preceding analysis, the Planning Commission finds that the request for annexation does not meet the approval criteria found in Section 24-214.b.2(a-e) and recommends City Council denial of the Great Western Industrial Park (GWIP) Annexation No. 13.

14. Based on the application received and the preceding analysis, the Planning Commission finds that the request for annexation does not meet the approval criteria found in Section 24-214.b.2(a-e) and recommends City Council denial of the Great Western Industrial Park (GWIP) Annexation No. 14.

15. Based on the application received and the preceding analysis, the Planning Commission finds that the request for annexation does not meet the approval criteria found in Section 24-214.b.2(a-e) and recommends City Council denial of the Great Western Industrial Park (GWIP) Annexation No. 15.

Redland
WHERE GREAT PLACES BEGIN
720.283.6783 Office
1500 West Canal Court
Littleton, Colorado 80120
REDLAND.COM

April 6, 2026

Mr. Don Threewit, AICP
City of Greeley
1100 10th Street
Greeley, CO 80631

Re: Great Western Industrial Park Serial Annexations
Project Narrative

On behalf of the property owners Windsor Renewal I, LLC and GWIP LLC, a series of Annexations are requested (fifteen in total) to Annex approximately 325-acres of land into the City of Greeley. A Parcel Summary for each existing parcel including details of the address/parcel number, acreage, existing zoning and land use, etc. is included with this application.

Annexation

Per Title 31, Article 12 of the Colorado Revised Statute, at least one-sixth (1/6) of the perimeter of the area proposed for annexation must be contiguous with the annexing municipality. The owner proposes 15 separate Annexations to achieve the necessary contiguity to annex the entirety of the 325.85-acre site; a contiguity calculation for each proposed Annexation is provided on each Annexation Map.

While C.R.S. §§ 31-12-101 *et seq*. sets forth the requirements for annexation, it is our understanding that the City Council considers the additional criteria set forth in Code Section 24-214.b. The proposed annexation meets the annexation review criteria set forth in Section 24-214.b of the Code as follows:

- ***Code § 24-214.b.1. General eligibility. The city council may consider an annexation petition for land that satisfies the eligibility requirements of the statutes of the state as follows:***
    - ***Code § 24-214.b.1(a). The area proposed for annexation has not less than one-sixth of its perimeter contiguous with the municipal boundaries; and***
        - As permitted by C.R.S. § 31-12-104(1), contiguity with Greeley's municipal boundaries is established by the serial annexation of the fifteen parcels in this Great Western Industrial Park Serial Annexation. As demonstrated by the revised annexation maps for the Great Western Industrial Park Serial Annexation Nos. 1-15 submitted in connection with

this resubmittal, each of the areas proposed for annexation in this series are at least one-sixth contiguous with Greeley's municipal boundaries.

- ***Code § 24-214.b.1(b). A community of interest exists between the area proposed for annexation and the city; the area is urban or will be urbanized in the near future; and the area is integrated with or is capable of being integrated with the annexing municipality.***

  - Per C.R.S. § 31-12-104(1)(b), a proposed annexation's satisfaction with the contiguity requirement set forth in C.R.S. § 31-12-104(1)(a) provides a basis for a finding that a community of interest exists between the area proposed for annexation and the City, the area is urban or will be urbanized in the near future, and the area is integrated with or is capable of being integrated with the City, unless at least two of the scenarios set forth in C.R.S. §§ 31-12-104(1)(b)(I)-(II) are shown to exist. With respect to C.R.S. § 31-12-104(1)(b)(I), there are no adult residents of the property proposed for annexation, so this criterion is not applicable, not more than half of the area proposed to be annexed is agricultural land, so the scenario set forth in C.R.S. § 31-12-104(1)(b)(II) is not applicable, and it is practical to extend City services to the area proposed for annexation, so C.R.S. § 31-12-104(1)(b)(III) is similarly not applicable.

- ***Code § 24-214.b.1(c). The full width of all public rights-of-way adjacent to a proposed annexation shall be included in the annexation.***

  - This serial annexation does not include any public rights-of-way within the proposed annexations. The public right-of-way along the northern boundary of the proposed annexation is within the Town of Windsor and therefore not eligible for annexation to Greeley.

  - The Town of Windsor owns the right-of-way for Crossroads Boulevard known as "Parcel RW-4" adjacent to Annexation Nos. 8 and 9, and per the applicant team's prior discussions with Greeley, this right-of-way will not be included in this proposed annexation. Although Parcel RW-4 is owned by Windsor, it is located in unincorporated Weld County and is eligible for annexation to Greeley. However, following the applicant's initial submittal of the proposed annexation petitions to Greeley, Windsor submitted comments strongly opposing the inclusion of Parcel RW-4 in the applicant's annexation. After discussion with Greeley staff, the applicant and Greeley determined the best course of action would be to remove Parcel RW-4 from the proposed annexation. Parcel RW-4 represents a 10-foot strip of right of way for Windsor's planned Crossroads Boulevard extension. From an operational perspective, it is more efficient for Windsor to own and maintain the entire Crossroads Boulevard, rather than Greeley acquiring jurisdiction (and therefore ownership, maintenance, snowplowing responsibilities, etc.) over a 10-foot strip of the future Crossroads Boulevard.

According to C.R.S. § 31-12-104(1)(a), public rights-of-way adjacent to a proposed annexation do not need to be included within an annexation. However, if public rights-of-way are included in an annexation, the entire width of such rights-of-way must be included per C.R.S. § 31-12-105(1)(f). Code § 24-214.b.1.c similarly captures the review criterion for annexation requirements and does not require the inclusion of adjacent right-of-way not otherwise included within the proposed annexation. Development Code § 24-214.b.1 states that "City Council may consider an annexation petition for land that satisfies the eligibility requirements of the statutes of the state as follows" (emphasis added) and then goes on to state in § 24-214.b.1(c) that "the full width of all public rights-of-way adjacent to a proposed annexation shall be included in the annexation." Not all of the criteria in Development Code §§ 24-214.b.1(a)-(e) applies to each annexation, meaning that failure to satisfy Development Code § 24-214.b.1(c) does not preclude City Council from approving the proposed annexation. The proposed annexation complies with all eligibility requirements set forth in the Annexation Act. City Council has the legislative discretion to annex property that otherwise satisfies the Annexation Act's eligibility requirements.

- ***Code § 24-214.b.1(d). The responsibility to apply for exclusion from any applicable special districts shall be upon the applicant of the annexation.***

  - The applicant acknowledges that it is responsible for applying for exclusion from any applicable special districts. In connection with the submittal of this annexation, the applicant submitted to the City a petition for exclusion of the properties subject to these annexations from the Windsor Severance Fire Rescue district. The applicant understands the City and the Windsor Severance Fire Rescue district are in further discussions as to whether the properties subject to these annexations should remain within such district. The applicant will proceed as directed by the City.

- ***Code § 24-214.b.1(e). Annexations of enclaves may be initiated by the city council when such enclaves have been completely surrounded by property within the municipal limits for a period of at least three years.***

  - The applicant acknowledges Greeley's preference to avoid creating enclaves. Per prior discussions with Greeley, the inclusion of property not owned by Windsor Renewal I, LLC and/or GWIP LLC is to be avoided because doing so: (1) further complicates an already complex serial annexation; (2) likely slows down the annexation and entitlement process; and (3) is not otherwise required by the Annexation Act. Per C.R.S. § 31-12-106(1), after the Poudre Valley REA property has been enclaved for 3 years, Greeley may unilaterally annex such property if/when it chooses.

- *Code § 24-214.b.2. Specific criteria. The planning commission and city council shall evaluate annexations according to the following criteria:*
    - *Code § 24-214.b.2(a). The proposed annexation is in conformance with the city's comprehensive plan;*
        - Annexation of the subject property furthers Greeley's goals and visions set forth in the Three-Mile Plan and the Imagine Greeley Comprehensive Plan ("**Comprehensive Plan**"). The Three-Mile Plan includes conceptual maps showing projected land uses, parks, natural areas, transportation infrastructure, and water and sewer extensions for the subject property and adjacent 400+ acre property located in unincorporated Weld County owned by GlobalAI (Colorado) LLC and known as the "Carestream Site." The Comprehensive Plan expressly states that "growth north of the Cache la Poudre River is desirable and efforts should be proactively pursued, such as water infrastructure and services, to expedite resolution of development challenges in this area of the community." Comprehensive Plan, p. 42. The proposed annexation provides the first step in accomplishing this vision and provides contiguity by which adjacent properties in unincorporated Weld County, like the Carestream Site, could utilize to one day annex into Greeley. See response on pages 6-7 for additional information regarding the annexation's conformance with the Comprehensive Plan.
    - *Code § 24-214.b.2(b). The proposed annexation promotes geographical balance of the City's land use pattern;*
        - The proposed rezoning requested for the properties subject to the proposed annexation will promote geographical balance of the City's land use pattern. The properties within Annexation Nos. 1-8, which are adjacent to the Cache La Poudre River, will remain undeveloped and zoned within the Conservation District to align with the floodplain designation and habitat along the Cache La Poudre River. The properties within Annexation Nos. 9-15 will be zoned within the Industrial High Intensity zoning district to align with the existing development on the properties and allow for future industrial development compatible with surrounding properties. The proposed annexation will compliment and extend the City's existing land use pattern.
    - *Code § 24-214.b.2(c). Adequate services are or will be available to support the development expected to result from the proposed annexation, in accordance with section 24-305;*
        - Adequate public services and facilities are or will be available to support the development expected to result from the proposed annexation. Greeley currently provides extraterritorial treated water service to the

properties subject to this annexation pursuant to the Outside of City Treated Water Service Agreement dated February 5, 2020 by and between the City and Windsor Renewal I, LLC. The Town of Windsor provides wastewater service to the properties, while all stormwater drainage is privately managed onsite. Following annexation, the applicant anticipates that Greeley will continue to provide treated water and will replace Windsor as the wastewater service provider. In connection with future development of the properties subject to the annexations, the applicant or owner will adhere to all development impact fee requirements set forth in Title 6, Chapter 15 of the Code to ensure there are sufficient police, fire, park, trails, storm drainage, and transportation services and facilities available to serve the property.

- *Code § 24-214.b.2(d). The proposed annexation provides for a continual and rational boundary; and*

  - Compliance with the Annexation Act's contiguity requirements set forth in C.R.S. § 31-12-104(1)(a) by each annexation in this proposed serial annexation provides a: (1) continual extension of Greeley's municipal boundary; and (2) rebuttable presumption pursuant to C.R.S. § 31-12-104(1)(b) that a community of interest exists between the area proposed for annexation and Greeley, that the area is urban or will be urbanized in the near future, and that the area is integrated with or is capable or being integrated with Greeley. The expansion of Greeley's municipal boundaries to include property in which a community of interest exists, is integrated with Greeley, and Greeley is already providing water service is a rational extension of Greeley's municipal boundaries.

    Greeley currently provides extraterritorial treated water service to the subject property and adjacent properties in unincorporated Weld County, like the Carestream Site. Greeley has the existing water infrastructure and capacity to serve the subject property. Annexing the subject property (and potentially adjacent properties in the future) provides a rational extension of Greeley's municipal boundaries in an area where it is already providing services, and offers Greeley the added benefit of expanding its sales tax and revenue base.

    Greeley's proposed Arroyos Del Sol annexation is located generally south and further west than the proposed annexation. The southern portion of the proposed annexation and the northern portion of the Arroyos Del Sol annexation are separated only by a 10-foot strip of the Carestream Site located in unincorporated Weld County (not Windsor). Annexation of the subject property reflects a rational extension of Greeley's municipal boundaries in that it is consistent with Greeley's pattern of westward expansion, in conformance with Greeley's land planning policies set forth in the Three-Mile Plan and Comprehensive Plan, and

provides the opportunity for Greeley to expand its sales tax and revenue base.

Annexation of the subject property furthers Greeley's goals and visions set forth in the Three Mile Plan and the Comprehensive Plan. The Three Mile Plan includes conceptual maps showing projected land uses, parks, natural areas, transportation infrastructure, and water and sewer extensions for the subject property and adjacent 400+-acre property located in unincorporated Weld County owned by GlobalAI (Colorado) LLC and known as the "Carestream Site." The Comprehensive Plan expressly state that "growth north of the Cache la Poudre River is desirable and efforts should be proactively pursued, such as water infrastructure and services, to expedite resolution of development challenges in this area of the community." Comprehensive Plan, p. 42. The proposed annexation provides the first step in accomplishing this vision and provides contiguity by which adjacent properties in unincorporated Weld County, like the Carestream Site, could utilize to one day annex into Greeley.

- ***Code § 24-214.b.2(e). The proposed annexation is needed to accommodate future land use requirements.***

  - The proposed annexation is necessary to accommodate future development that will create numerous jobs, economic benefits, and an increased tax base for the benefit of the City. Development of the properties subject to the annexation within the Town of Windsor and/or unincorporated Weld County is not feasible.

<u>Zoning & Comprehensive Plan</u>

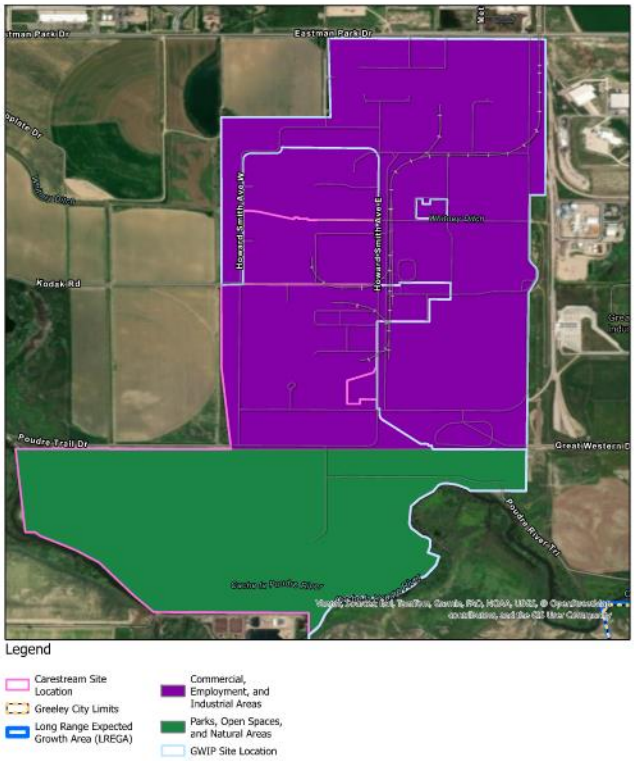
Title 31, Article 12 of the Colorado Revised Statute also requires that land annexed into a municipality must be brought under the municipality's zoning ordinance within 90 days of the annexation's effective date. It is anticipated that the property owner will request initial zoning following the finding of Substantial Compliance of the Annexation request.

The Comprehensive Plan indicates an annexation should show it meets its identified goals and objectives and 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" (Objective GC-1.5). Comprehensive Plan, p. 43. Annexation of the properties is consistent with this stated objective, and inclusion into the City addresses numerous components of the Comprehensive Plan.

The City of Greeley Three-Mile Plan was recently adopted to establish land uses for potential areas for Annexation beyond the existing growth boundaries. Portions of the subject area are included in the plan's Conceptual Land Use Map. The Three-Mile Plan designates the portions of the property comprising Annexation Nos. 1-8 as "Parks, Open Space, and Natural Areas"

and the portions of the property comprising Annexation Nos. 9-15 as "Commercial, Employment, and Industrial Areas."

Exhibit C – Three-Mile Plan: Conceptual Land Use Map



The Three-Mile Plan's designation of the property within Annexation Nos. 1-8 as "Parks, Open Space, and Natural Areas" is consistent with the Comprehensive Plan's guidance. Because these properties are adjacent to the Poudre River Greenway (as depicted on the Land Use Map), this designation is appropriate and consistent with both the Riparian Land and Bluffs designations for properties located to the south and east within the Long Range Expected Growth Area ("**LREGA**") and the Objective NR-3.5 Preservation of Natural Area, which seeks to "protect important natural areas, native wildlife habitat, vistas, and other significant or environmentally sensitive lands" and "develop mechanisms to ensure that natural areas are preserved as development occurs." Comprehensive Plan, p. 70. Because a good portion of the properties comprising Annexation Nos. 1-8 are located within the floodway, designating the properties for uses that are not associated with development is also aligned with Objective PS-1.1 to prohibit development in the floodway. Comprehensive Plan, p. 78.

The Three-Mile Plan's designation of the properties within Annexation Nos. 9-15 as "Commercial, Employment, and Industrial Areas" is also consistent with the Comprehensive Plan and its guidance for expansion of the LREGA. In particular, Objective GC-1.4 states that "growth north of the Cache la Poudre River is desirable and efforts should be proactively pursued." Comprehensive Plan, p. 42. Developing these properties with commercial, employment, and industrial uses within Greeley will address a number of economic development and growth related goals and objectives identified by the Comprehensive Plan, including to "promote a healthy, progressive, and competitive local economy" (Goal ED-1),

support “desired economic sectors and a diverse local economy” (Goal ED-2), and attract and maintain “an employed, skilled, and adaptable workforce” (Goal ED-3). Comprehensive Plan, pp. 24-26. In addition, designating these properties for employment-related land uses will provide a strategic location “for business and industry on the Land Use Guidance map” (Objective ED-2.6), encourage a growing tax base (Objective ED-1.2) and diverse employment base that assures “stability in times of economic change” (Objective ED-1.4), and provide economic opportunities and jobs that are inclusive of and attract a diverse workforce (Objective ED-3.1). Comprehensive Plan, pp. 24, 26. Finally, it will support the community by encouraging zoning and development that expands opportunities for people who live and work in Greeley” (Objective GC-2.2). Comprehensive Plan, p. 44. Importantly, development of the properties subject to Annexation Nos. 9-15 will be served by adequate public facilities and services by Greeley (Goal IN-1). Comprehensive Plan, p. 62.

Annexation Impact Report Information

It is the intent of the applicant to include the property in the Northern Colorado Water Conservancy District and Subdistrict.

Parcels 1, 2 and 3 contain existing oil and gas wells and associated infrastructure. Parcel 1 and Parcel 4 contain the Consolidated Law Ditch and Whitney Ditch. The subject parcels contain areas of 100-year floodplain in the AE, AH, and A zones. The subject parcels do not contain dumps/ landfills or steep slopes.

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

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

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

In support of this Petition, Petitioner alleges as follows:

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

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

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

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

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

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

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

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

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

(f) In establishing the boundaries of the Property, no land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate:

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

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

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

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

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

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

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

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

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

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

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

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

(c) Within the annexation boundary map, the location of each ownership tract in unplatted land and, if part or all of the area is platted, the boundaries and the plat numbers of plots or of lots and blocks.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

[*Signature pages and Exhibits follow this page*]

PROPERTY OWNER/PETITIONER

Windsor Renewal I, LLC
a Colorado limited liability company

By: _____
Name: Robert Walker
Title: Authorized Signatory

Date: 11/24, 2025

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

Is Petitioner a resident of the Property? No

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

EXHIBIT A-1
LEGAL DESCRIPTION OF PROPERTY

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

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

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

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

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

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

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

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

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

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

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

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

EXHIBIT A-2
LEGAL DESCRIPTION OF LAND OWNED BY PETITIONER

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

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

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

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

STATE OF COLORADO)
) ss.
COUNTY OF Denver)

Christopher Morton being first duly sworn, states upon oath that he/she is the circulator of the Petition for Annexation to which this Affidavit is attached and knows of his/her own knowledge that the signature of each Property Owner/Petitioner appearing on said Petition for Annexation is the signature of the person whose name it purports it to be.

(Signature of Circulator)

The foregoing Affidavit was subscribed and sworn to before me this 24th day of November, 2025, by Christopher Morton.

Witness my hand and official seal.

My commission expires: 2/25/26

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

Constance Smith
Notary Public

ANNEXATION NO. 1

LEGAL DESCRIPTION

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

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

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

TO THE CITY OF GREELEY, COLORADO

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

LEGAL DESCRIPTION

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

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THENCE SOUTH 87°18'49" EAST, A DISTANCE OF 11.00 FEET TO THE POINT OF BEGINNING.
CONTAINING AN AREA OF 0.002 ACRES, (69 SQUARE FEET), MORE OR LESS.

_____ _____
SIGNATURE OF OWNER DATE

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

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

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL.

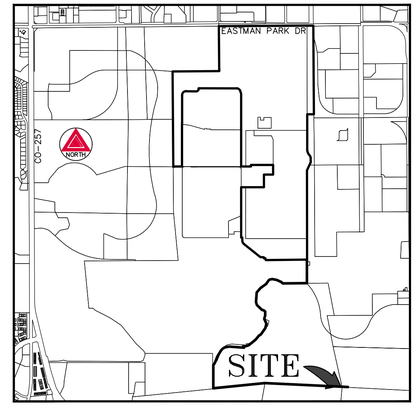
_____
NOTARY PUBLIC

CONTIGUITY

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

STATEMENT OF INTENT

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

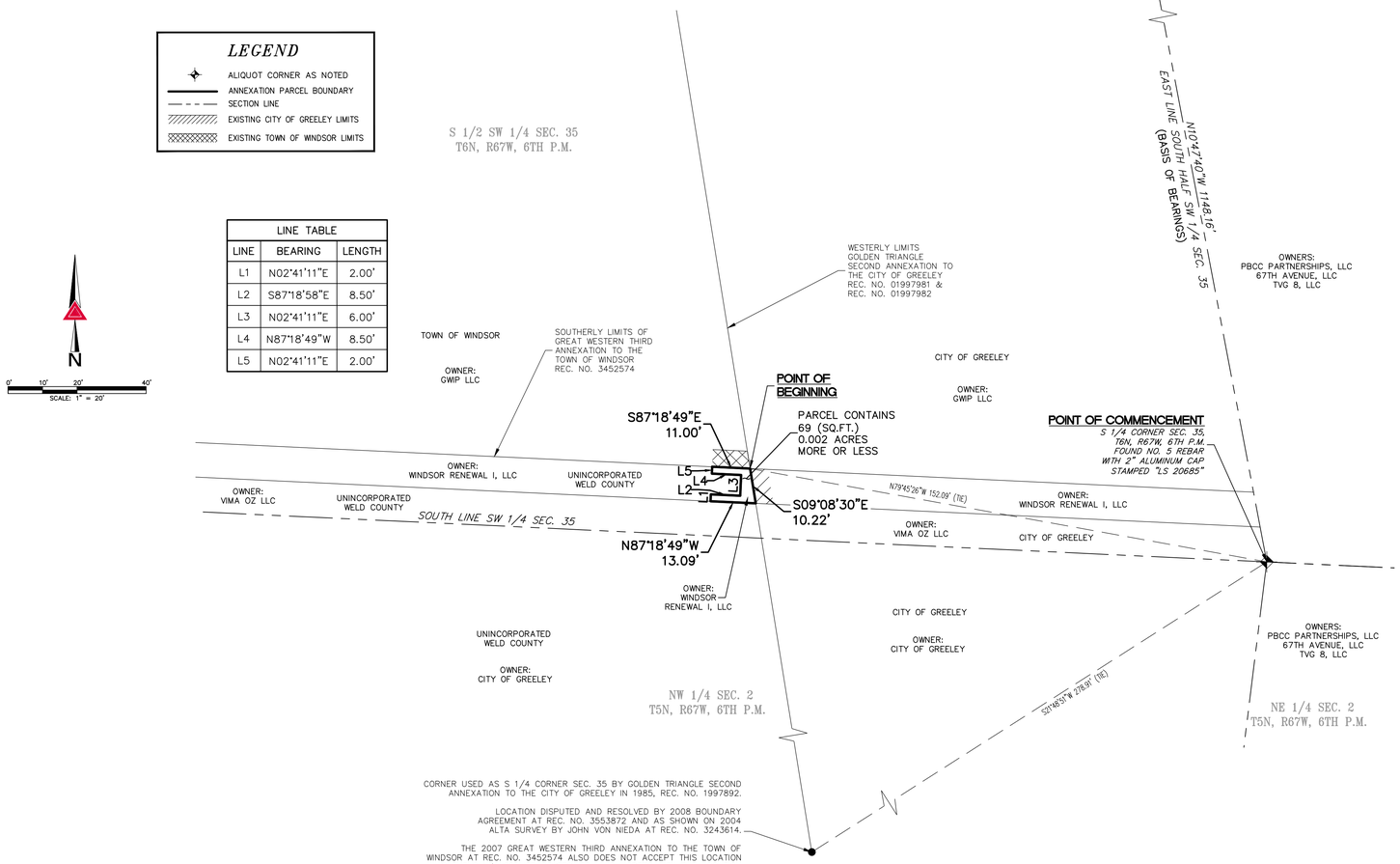


VICINITY MAP
SCALE 1" = 2000'

LEGEND

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

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



CORNER USED AS S 1/4 CORNER SEC. 35 BY GOLDEN TRIANGLE SECOND ANNEXATION TO THE CITY OF GREELEY IN 1985, REC. NO. 1997892.

LOCATION DISPUTED AND RESOLVED BY 2008 BOUNDARY AGREEMENT AT REC. NO. 3553872 AND AS SHOWN ON 2004 ALTA SURVEY BY JOHN VON NIEDA AT REC. NO. 3243614.

THE 2007 GREAT WESTERN THIRD ANNEXATION TO THE TOWN OF WINDSOR AT REC. NO. 3452574 ALSO DOES NOT ACCEPT THIS LOCATION AS THE S 1/4 CORNER OF SEC. 35, AND AGREES WITH THE LOCATION OF SAID S 1/4 CORNER AS SHOWN HEREON.

GENERAL NOTES

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

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

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

CERTIFICATE OF APPROVAL BY THE COMMUNITY DEVELOPMENT DIRECTOR

APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR ON THIS _____ DAY

OF _____, 20 _____.

_____
DIRECTOR OF COMMUNITY DEVELOPMENT

CERTIFICATE OF APPROVAL BY THE DEVELOPMENT REVIEW MANAGER

APPROVED BY THE DEVELOPMENT REVIEW MANAGER ON THIS _____ DAY

OF _____, 20 _____.

_____
DEVELOPMENT REVIEW MANAGER

CITY COUNCIL APPROVAL

APPROVED BY THE GREELEY CITY COUNCIL ON THIS _____ DAY

OF _____, 20 _____.

PLANNING COMMISSION RECOMMENDATION

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

OF _____, 20 _____.

SURVEYOR'S CERTIFICATE

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

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

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

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

DATE	BY	REVISION DESCRIPTION

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

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

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

SHEET 1 OF 1 SHEETS

54825-07
JOB NO.

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

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

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

In support of this Petition, Petitioner alleges as follows:

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

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

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

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

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

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

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

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

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

(f) In establishing the boundaries of the Property, no land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate:

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

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

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

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

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

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

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

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

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

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

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

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

(c) Within the annexation boundary map, the location of each ownership tract in unplatted land and, if part or all of the area is platted, the boundaries and the plat numbers of plots or of lots and blocks.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

[*Signature pages and Exhibits follow this page*]

PROPERTY OWNER/PETITIONER

Windsor Renewal I, LLC
a Colorado limited liability company

By: _____
Name: Robert Walker
Title: Authorized Signatory

Date: 11/24, 2025

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

Is Petitioner a resident of the Property? No

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

EXHIBIT A-1
LEGAL DESCRIPTION OF PROPERTY

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

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

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

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

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

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

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

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

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

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

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

STATE OF COLORADO)
) ss.
COUNTY OF Denver)

Christopher Morton being first duly sworn, states upon oath that he/she is the circulator of the Petition for Annexation to which this Affidavit is attached and knows of his/her own knowledge that the signature of each Property Owner/Petitioner appearing on said Petition for Annexation is the signature of the person whose name it purports it to be.

(Signature of Circulator)

The foregoing Affidavit was subscribed and sworn to before me this 24th day of November, 2025, by Christopher Morton.

Witness my hand and official seal.

My commission expires: 2/25/26

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

Constance Smith
Notary Public

ANNEXATION NO. 2

LEGAL DESCRIPTION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

TO THE CITY OF GREELEY, COLORADO

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

PROJECT NUMBER: ANX2025-0006

LEGAL DESCRIPTION

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

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

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

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

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

_____ _____
SIGNATURE OF OWNER DATE

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

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

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

CONTIGUITY

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

STATEMENT OF INTENT

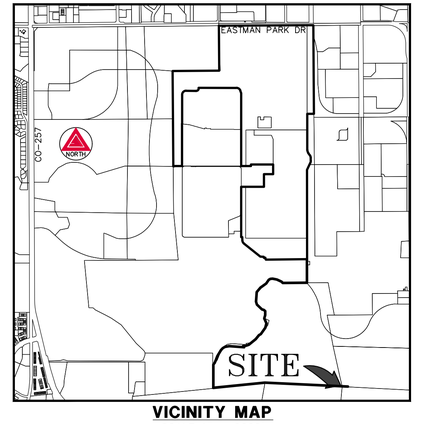
THE LANDOWNERS OF THE PROPERTY DESCRIBED IN THE GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION MAP NOS. 1-15, SUCH LANDOWNERS OWNING 100% OF SUCH PROPERTY, INTEND TO ANNEX THEIR PROPERTY INTO THE CITY OF GREELEY.

GENERAL NOTES

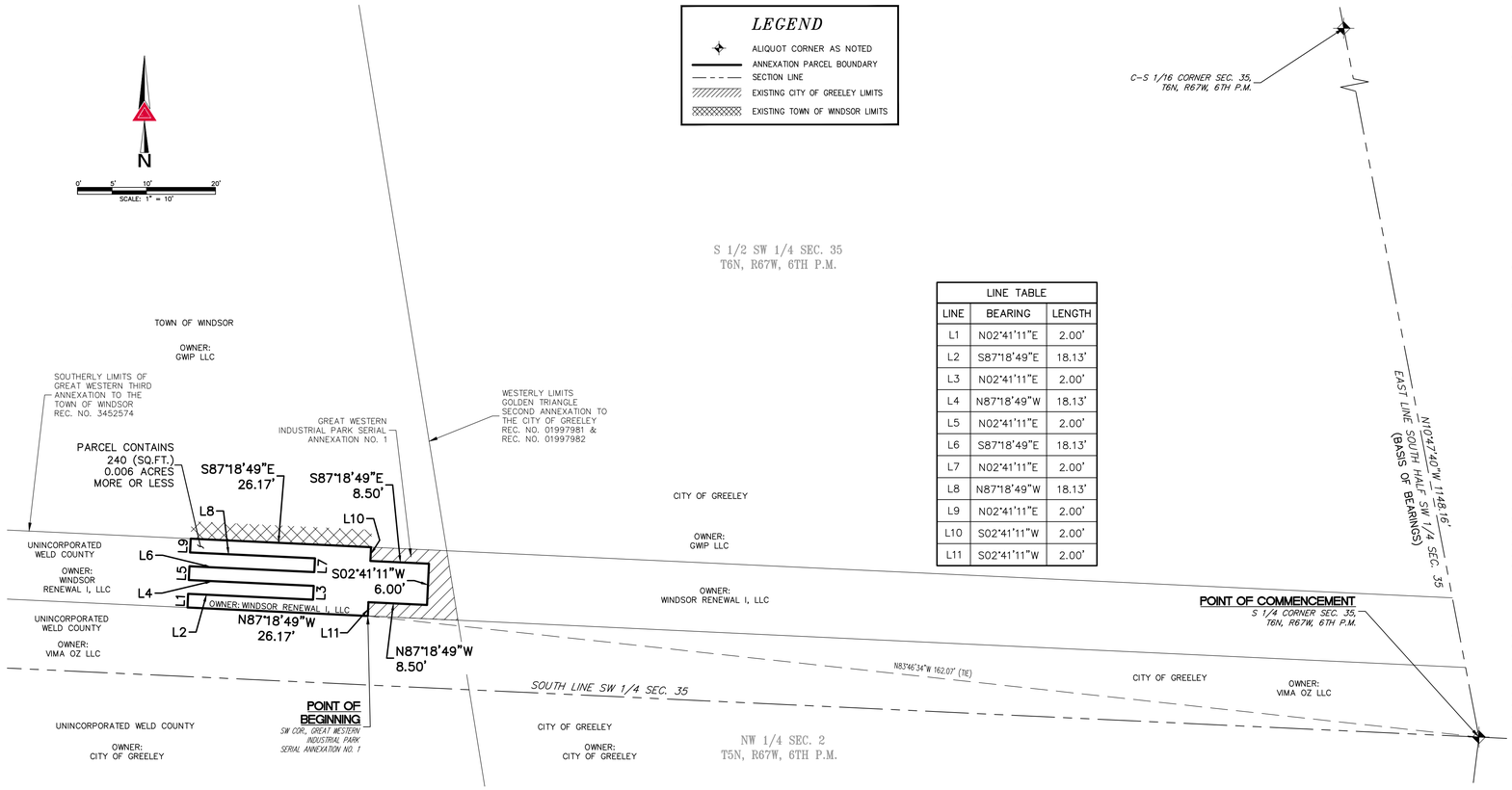
1. BEARINGS SHOWN HEREON ARE ASSUMED AND ARE BASED ON THE EAST LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35, WHICH BEARS NORTH 10°47'40" WEST, A DISTANCE OF 1148.16 FEET.

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

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



VICINITY MAP
SCALE 1" = 2000'



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

CERTIFICATE OF APPROVAL BY THE COMMUNITY DEVELOPMENT DIRECTOR

APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR ON THIS ____ DAY OF _____, 20 _____.

_____
DIRECTOR OF COMMUNITY DEVELOPMENT

CERTIFICATE OF APPROVAL BY THE DEVELOPMENT REVIEW MANAGER

APPROVED BY THE DEVELOPMENT REVIEW MANAGER ON THIS _____ DAY OF _____, 20 _____.

_____
DEVELOPMENT REVIEW MANAGER

CITY COUNCIL APPROVAL

APPROVED BY THE GREELEY CITY COUNCIL ON THIS _____ DAY OF _____, 20 _____.

PLANNING COMMISSION RECOMMENDATION

RECOMMENDED / NOT RECOMMENDED BY THE CITY OF GREELEY PLANNING COMMISSION THIS _____ DAY OF _____, 20 _____.

SURVEYOR'S CERTIFICATE

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

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

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

SCALE 1"=10'
DWN JEL
CHD RDS
DATE 11/18/2025

DATE	BY	REVISION DESCRIPTION

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

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

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

SHEET 1 OF 1 SHEETS

54825-07
JOB NO.

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

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

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

In support of this Petition, Petitioner alleges as follows:

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

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

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

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

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

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

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

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

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

(f) In establishing the boundaries of the Property, no land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate:

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

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

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

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

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

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

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

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

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

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

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

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

(c) Within the annexation boundary map, the location of each ownership tract in unplatted land and, if part or all of the area is platted, the boundaries and the plat numbers of plots or of lots and blocks.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

[*Signature pages and Exhibits follow this page*]

PROPERTY OWNER/PETITIONER

Windsor Renewal I, LLC
a Colorado limited liability company

By: _____
Name: Robert Walker
Title: Authorized Signatory

Date: 11/24, 2025

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

Is Petitioner a resident of the Property? No

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

EXHIBIT A-1
LEGAL DESCRIPTION OF PROPERTY

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

EXHIBIT A-2
LEGAL DESCRIPTION OF LAND OWNED BY PETITIONER

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

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

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

STATE OF COLORADO)
) ss.
COUNTY OF Denver)

Christopher Morton being first duly sworn, states upon oath that he/she is the circulator of the Petition for Annexation to which this Affidavit is attached and knows of his/her own knowledge that the signature of each Property Owner/Petitioner appearing on said Petition for Annexation is the signature of the person whose name it purports it to be.

(Signature of Circulator)

The foregoing Affidavit was subscribed and sworn to before me this 24th day of November, 2025, by Christopher Morton.

Witness my hand and official seal.

My commission expires: 2/25/26

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

Notary Public

ANNEXATION NO. 3

LEGAL DESCRIPTION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

TO THE CITY OF GREELEY, COLORADO

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

LEGAL DESCRIPTION

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

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

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

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

_____ _____
SIGNATURE OF OWNER DATE

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

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

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

CONTIGUITY

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

STATEMENT OF INTENT

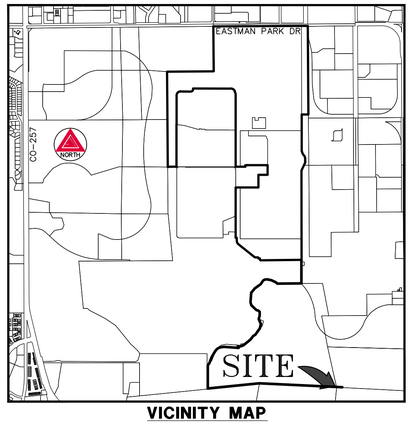
THE LANDOWNERS OF THE PROPERTY DESCRIBED IN THE GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION MAP NOS. 1-15, SUCH LANDOWNERS OWNING 100% OF SUCH PROPERTY, INTEND TO ANNEX THEIR PROPERTY INTO THE CITY OF GREELEY.

GENERAL NOTES

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

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

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

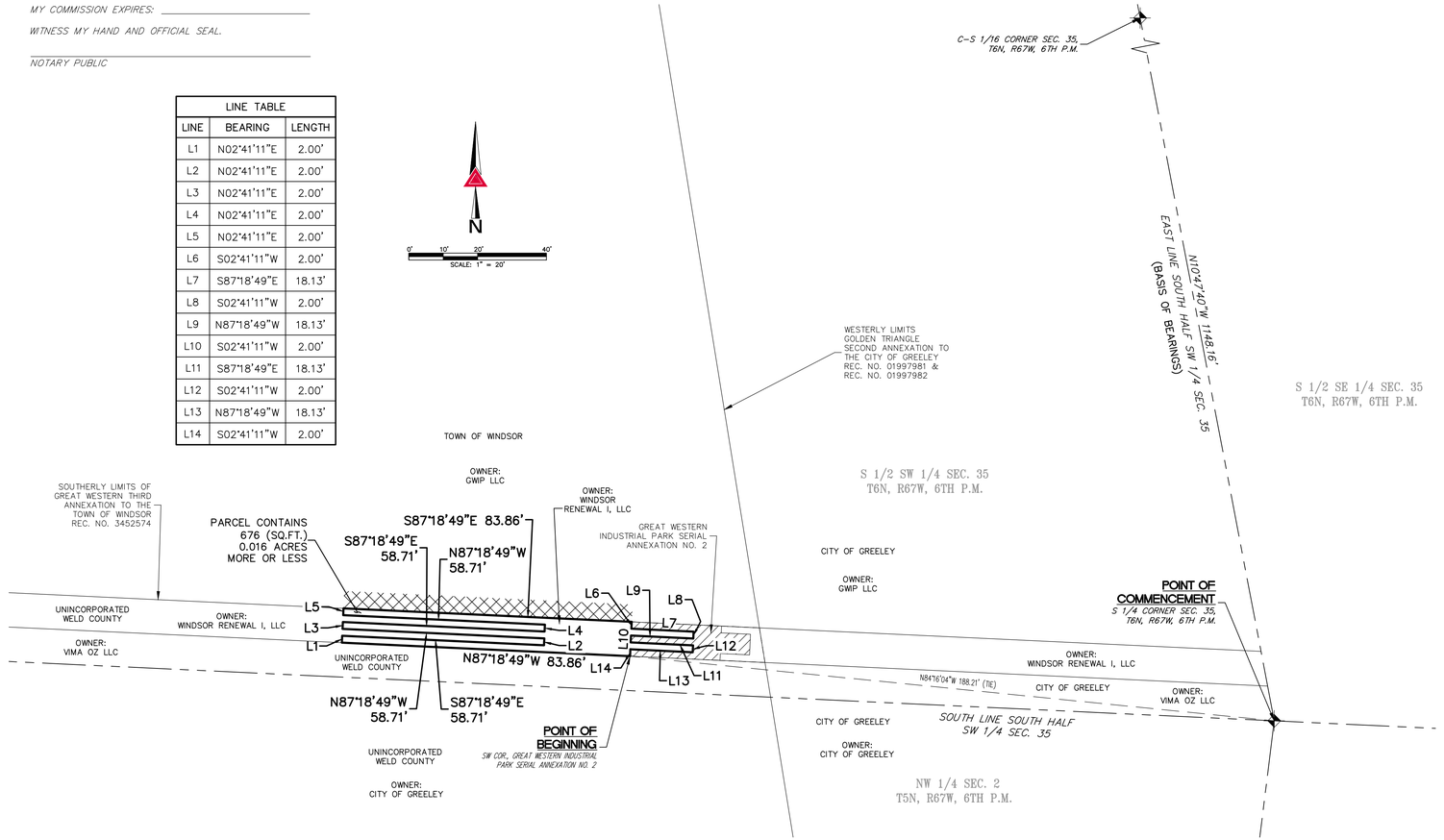


VICINITY MAP
SCALE 1" = 2000'

LEGEND

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

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



CERTIFICATE OF APPROVAL BY THE COMMUNITY DEVELOPMENT DIRECTOR

APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR ON THIS ____ DAY OF _____, 20 _____.

_____
DIRECTOR OF COMMUNITY DEVELOPMENT

CERTIFICATE OF APPROVAL BY THE DEVELOPMENT REVIEW MANAGER

APPROVED BY THE DEVELOPMENT REVIEW MANAGER ON THIS _____ DAY OF _____, 20 _____.

_____
DEVELOPMENT REVIEW MANAGER

CITY COUNCIL APPROVAL

APPROVED BY THE GREELEY CITY COUNCIL ON THIS _____ DAY OF _____, 20 _____.

PLANNING COMMISSION RECOMMENDATION

RECOMMENDED / NOT RECOMMENDED BY THE CITY OF GREELEY PLANNING COMMISSION THIS _____ DAY OF _____, 20 _____.

SURVEYOR'S CERTIFICATE

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

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

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

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

DATE	BY	REVISION DESCRIPTION

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

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

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

SHEET 1 OF 1 SHEETS

54825-07
JOB NO.

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

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

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

In support of this Petition, Petitioner alleges as follows:

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

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

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

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

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

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

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

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

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

(f) In establishing the boundaries of the Property, no land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate:

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

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

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

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

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

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

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

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

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

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

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

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

(c) Within the annexation boundary map, the location of each ownership tract in unplatted land and, if part or all of the area is platted, the boundaries and the plat numbers of plots or of lots and blocks.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

[*Signature pages and Exhibits follow this page*]

PROPERTY OWNER/PETITIONER

Windsor Renewal I, LLC
a Colorado limited liability company

By: _____
Name: Robert Walker
Title: Authorized Signatory

Date: 11/24, 2025

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

Is Petitioner a resident of the Property? No

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

EXHIBIT A-1
LEGAL DESCRIPTION OF PROPERTY

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

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

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

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

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

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

EXHIBIT A-2
LEGAL DESCRIPTION OF LAND OWNED BY PETITIONER

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

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

Affidavit of Circulator
(Great Western Industrial Park Serial Annexation No. 4 of 15)

STATE OF COLORADO)
) ss.
COUNTY OF Denver)

Christopher Morton being first duly sworn, states upon oath that he/she is the circulator of the Petition for Annexation to which this Affidavit is attached and knows of his/her own knowledge that the signature of each Property Owner/Petitioner appearing on said Petition for Annexation is the signature of the person whose name it purports it to be.

(Signature of Circulator)

The foregoing Affidavit was subscribed and sworn to before me this 14th day of November, 2025, by Christopher Morton.

Witness my hand and official seal.

My commission expires: 2/25/26

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

Constance Smith
Notary Public

ANNEXATION NO. 4

LEGAL DESCRIPTION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

1. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET;
2. SOUTH 87°18'49" EAST, A DISTANCE OF 58.71 FEET;
3. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET;
4. NORTH 87°18'49" WEST, A DISTANCE OF 58.71 FEET;
5. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET;
6. SOUTH 87°18'49" EAST, A DISTANCE OF 58.71 FEET;

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

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

GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION MAP NO. 4 OF 15

TO THE CITY OF GREELEY, COLORADO

LOCATED IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35
TOWNSHIP 6 NORTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN
COUNTY OF WELD, STATE OF COLORADO
PROJECT NUMBER: ANX2025-0004

LEGAL DESCRIPTION

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

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

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

THENCE NORTH 87°18'49" WEST, A DISTANCE OF 296.44 FEET;
THENCE NORTH 02°41'11" EAST, A DISTANCE OF 2.00 FEET;
THENCE SOUTH 87°18'49" EAST, A DISTANCE OF 155.25 FEET;
THENCE NORTH 02°41'11" EAST, A DISTANCE OF 2.00 FEET;
THENCE NORTH 87°18'49" WEST, A DISTANCE OF 155.25 FEET;
THENCE NORTH 02°41'11" EAST, A DISTANCE OF 2.00 FEET;
THENCE SOUTH 87°18'49" EAST, A DISTANCE OF 155.25 FEET;
THENCE NORTH 02°41'11" EAST, A DISTANCE OF 2.00 FEET;
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THENCE NORTH 02°41'11" EAST, A DISTANCE OF 2.00 FEET;
THENCE SOUTH 87°18'49" EAST, A DISTANCE OF 296.44 FEET TO THE NORTHWEST CORNER OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 3;

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

1. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET;
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8. NORTH 87°18'49" WEST, A DISTANCE OF 58.71 FEET;
9. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET TO THE POINT OF BEGINNING.

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

_____ _____
SIGNATURE OF OWNER DATE

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

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

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

STATEMENT OF INTENT

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

CERTIFICATE OF APPROVAL BY THE COMMUNITY DEVELOPMENT DIRECTOR

APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR ON THIS ____ DAY OF _____, 20 _____.

_____
DIRECTOR OF COMMUNITY DEVELOPMENT

CERTIFICATE OF APPROVAL BY THE DEVELOPMENT REVIEW MANAGER

APPROVED BY THE DEVELOPMENT REVIEW MANAGER ON THIS _____ DAY OF _____, 20 _____.

_____
DEVELOPMENT REVIEW MANAGER

CITY COUNCIL APPROVAL

APPROVED BY THE GREELEY CITY COUNCIL ON THIS _____ DAY

OF _____, 20 _____.

PLANNING COMMISSION RECOMMENDATION

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

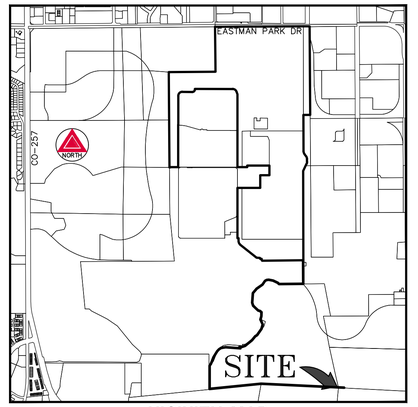
OF _____, 20 _____.

SURVEYOR'S CERTIFICATE

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

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

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



VICINITY MAP
SCALE 1" = 2000'

GENERAL NOTES

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

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

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

CONTIGUITY

TOTAL PERIMETER BEING ANNEXED = 1468.72'
MINIMUM REQUIRED CONTIGUITY = 244.79'
TOTAL PERIMETER CONTIGUOUS TO CITY OF GREELEY = 244.84'
CONTIGUOUS PERIMETER PERCENTAGE = 16.67%
TOTAL ANNEXED AREA = 2,578 SQ. FT. OR 0.059 ACRES, MORE OR LESS

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

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

N
0' 10' 20' 40'
SCALE: 1" = 20'

C-S 1/16 CORNER SEC. 35, T6N, R67W, 6TH P.M.
N10°47'40"W 1148.16'
EAST LINE SOUTH HALF SW 1/4 SEC. 35
(BASIS OF BEARINGS)
S 1/2 SW 1/4 SEC. 35 T6N, R67W, 6TH P.M.
NW 1/4 SEC. 2 T5N, R67W, 6TH P.M.
WESTERLY LIMITS GOLDEN TRIANGLE SECOND ANNEXATION TO THE CITY OF GREELEY REC. NO. 01997981 & REC. NO. 01997982
SOUTHERLY LIMITS OF GREAT WESTERN THIRD ANNEXATION TO THE TOWN OF WINDSOR REC. NO. 3452574
TOWN OF WINDSOR
OWNER: GWIP LLC
CITY OF GREELEY
OWNER: GWIP LLC
GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 3
PARCEL CONTAINS 2,578 (SQ.FT.) 0.059 ACRES MORE OR LESS
N87°18'49"W 155.25'
S87°18'49"E 155.25'
S87°18'49"E 296.44'
N87°18'49"W 58.71'
S87°18'49"E 58.71'
N87°18'49"W 296.44'
N87°18'49"W 155.25'
S87°18'49"E 155.25'
S87°18'49"E 58.71'
N87°18'49"W 58.71'
N85°12'24"W 271.98' (TIE)
L1 L2 L3 L4 L5 L6 L7 L8 L9 L10
OWNER: WINDSOR RENEWAL I, LLC
UNINCORPORATED WELD COUNTY
OWNER: VIMA OZ LLC
SOUTH LINE SOUTH HALF SW 1/4 SEC. 35
UNINCORPORATED WELD COUNTY
OWNER: CITY OF GREELEY
POINT OF BEGINNING
SW COR. GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 3
POINT OF COMMENCEMENT
S 1/4 CORNER SEC. 35, T6N, R67W, 6TH P.M.
OWNER: WINDSOR RENEWAL I, LLC
CITY OF GREELEY
OWNER: VIMA OZ LLC
CITY OF GREELEY
OWNER: CITY OF GREELEY

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

DATE	BY	REVISION DESCRIPTION

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

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

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

SHEET 1 OF 1 SHEETS

JOB NO. 54825-07

PETITION FOR ANNEXATION
(GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 5 OF 15)

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

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

In support of this Petition, Petitioner alleges as follows:

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

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

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

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

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

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

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

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

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

(f) In establishing the boundaries of the Property, no land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate:

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

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

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

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

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

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

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

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

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

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

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

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

(c) Within the annexation boundary map, the location of each ownership tract in unplatted land and, if part or all of the area is platted, the boundaries and the plat numbers of plots or of lots and blocks.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

[*Signature pages and Exhibits follow this page*]

PROPERTY OWNER/PETITIONER

Windsor Renewal I, LLC
a Colorado limited liability company

By: _____
Name: Robert Walker
Title: Authorized Signatory

Date: 11/24, 2025

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

Is Petitioner a resident of the Property? No

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

EXHIBIT A-1
LEGAL DESCRIPTION OF PROPERTY

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

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

THENCE NORTH 86°18'20" WEST, A DISTANCE OF 568.33 FEET TO THE **POINT OF BEGINNING**, BEING THE SOUTHWEST CORNER OF GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 4;

THENCE NORTH 87°18'49" WEST, A DISTANCE OF 1,135.27 FEET;

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

THENCE SOUTH 87°18'49" EAST, A DISTANCE OF 218.52 FEET;

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

THENCE NORTH 87°18'49" WEST, A DISTANCE OF 218.52 FEET;

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THENCE SOUTH 87°18'49" EAST, A DISTANCE OF 1,135.27 FEET TO THE NORTHWEST CORNER OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 4;

THENCE, ALONG THE WESTERLY BOUNDARY OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 4, THE FOLLOWING NINE (9) COURSES;

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

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

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

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

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

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

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

CONTAINING AN AREA OF 0.255 ACRES, (11,099 SQUARE FEET), MORE OR LESS.

EXHIBIT A-2
LEGAL DESCRIPTION OF LAND OWNED BY PETITIONER

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

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

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

CONTAINING AN AREA OF 0.255 ACRES, (11,099 SQUARE FEET), MORE OR LESS.

Affidavit of Circulator
(Great Western Industrial Park Serial Annexation No. 5 of 15)

STATE OF COLORADO)
) ss.
COUNTY OF Denver)

Christopher Morton being first duly sworn, states upon oath that he/she is the circulator of the Petition for Annexation to which this Affidavit is attached and knows of his/her own knowledge that the signature of each Property Owner/Petitioner appearing on said Petition for Annexation is the signature of the person whose name it purports it to be.

(Signature of Circulator)

The foregoing Affidavit was subscribed and sworn to before me this 24th day of November, 2025, by Christopher Morton.

Witness my hand and official seal.

My commission expires: 2/25/26

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

Constance Smith
Notary Public

ANNEXATION NO. 5

LEGAL DESCRIPTION

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

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

THENCE NORTH 86°18’20” WEST, A DISTANCE OF 568.33 FEET TO THE **POINT OF BEGINNING**, BEING THE SOUTHWEST CORNER OF GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 4;

THENCE NORTH 87°18'49" WEST, A DISTANCE OF 1,135.27 FEET;

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

THENCE SOUTH 87°18'49" EAST, A DISTANCE OF 218.52 FEET;

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

THENCE NORTH 87°18'49" WEST, A DISTANCE OF 218.52 FEET;

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

THENCE SOUTH 87°18'49" EAST, A DISTANCE OF 218.52 FEET;

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

THENCE NORTH 87°18'49" WEST, A DISTANCE OF 218.52 FEET;

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

THENCE SOUTH 87°18'49" EAST, A DISTANCE OF 1,135.27 FEET TO THE NORTHWEST CORNER OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 4;

THENCE, ALONG THE WESTERLY BOUNDARY OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 4, THE FOLLOWING NINE (9) COURSES;

1. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET;
2. SOUTH 87°18'49" EAST, A DISTANCE OF 155.25 FEET;
3. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET;
4. NORTH 87°18'49" WEST, A DISTANCE OF 155.25 FEET;
5. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET;
6. SOUTH 87°18'49" EAST, A DISTANCE OF 155.25 FEET;

7. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET;
8. NORTH 87°18'49" WEST, A DISTANCE OF 155.25 FEET;
9. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.255 ACRES, (11,099 SQUARE FEET), MORE OR LESS.
.

GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION MAP NO. 5 OF 15

TO THE CITY OF GREELEY, COLORADO

LOCATED IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35
TOWNSHIP 6 NORTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN
COUNTY OF WELD, STATE OF COLORADO
PROJECT NUMBER: ANX2025-0012

LEGAL DESCRIPTION

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

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

THENCE NORTH 86°18'20" WEST, A DISTANCE OF 568.33 FEET TO THE POINT OF BEGINNING, BEING THE SOUTHWEST CORNER OF GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 4;

THENCE NORTH 87°18'49" WEST, A DISTANCE OF 1,135.27 FEET;
THENCE NORTH 02°41'11" EAST, A DISTANCE OF 2.00 FEET;
THENCE SOUTH 87°18'49" EAST, A DISTANCE OF 218.52 FEET;
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THENCE NORTH 87°18'49" WEST, A DISTANCE OF 218.52 FEET;
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THENCE SOUTH 87°18'49" EAST, A DISTANCE OF 218.52 FEET;
THENCE NORTH 02°41'11" EAST, A DISTANCE OF 2.00 FEET;
THENCE NORTH 87°18'49" WEST, A DISTANCE OF 218.52 FEET;
THENCE NORTH 02°41'11" EAST, A DISTANCE OF 2.00 FEET;
THENCE SOUTH 87°18'49" EAST, A DISTANCE OF 1,135.27 FEET TO THE NORTHWEST CORNER OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 4;

THENCE, ALONG THE WESTERLY BOUNDARY OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 4, THE FOLLOWING NINE (9) COURSES;

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3. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET;
4. NORTH 87°18'49" WEST, A DISTANCE OF 155.25 FEET;
5. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET;
6. SOUTH 87°18'49" EAST, A DISTANCE OF 155.25 FEET;
7. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET;
8. NORTH 87°18'49" WEST, A DISTANCE OF 155.25 FEET;
9. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 0.255 ACRES, (11,099 SQUARE FEET), MORE OR LESS.

_____ _____
SIGNATURE OF OWNER DATE

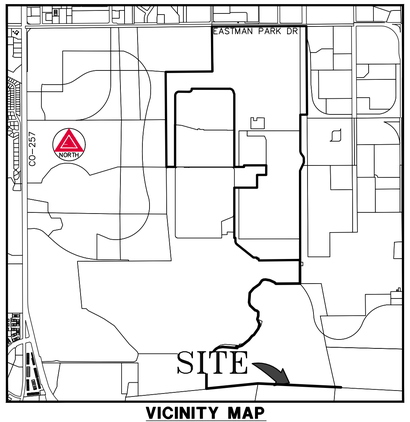
WITNESS MY HAND AND SEAL THIS _____ DAY OF _____ A.D. _____

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

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC



VICINITY MAP
SCALE 1" = 2000'

STATEMENT OF INTENT

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

CONTIGUITY

TOTAL PERIMETER BEING ANNEXED = 3,785.62'
MINIMUM REQUIRED CONTIGUITY = 630.94'
TOTAL PERIMETER CONTIGUOUS TO CITY OF GREELEY = 631.00'
CONTIGUOUS PERIMETER PERCENTAGE = 16.67%
TOTAL ANNEXED AREA = 11,099 SQ. FT. OR 0.255 ACRES, MORE OR LESS

GENERAL NOTES

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

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

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

CERTIFICATE OF APPROVAL BY THE COMMUNITY DEVELOPMENT DIRECTOR

APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR ON THIS _____ DAY OF _____, 20 _____.

_____
DIRECTOR OF COMMUNITY DEVELOPMENT

CERTIFICATE OF APPROVAL BY THE DEVELOPMENT REVIEW MANAGER

APPROVED BY THE DEVELOPMENT REVIEW MANAGER ON THIS _____ DAY OF _____, 20 _____.

_____
DEVELOPMENT REVIEW MANAGER

CITY COUNCIL APPROVAL

APPROVED BY THE GREELEY CITY COUNCIL ON THIS _____ DAY OF _____, 20 _____.

PLANNING COMMISSION RECOMMENDATION

RECOMMENDED / NOT RECOMMENDED BY THE CITY OF GREELEY PLANNING COMMISSION THIS _____ DAY OF _____, 20 _____.

SURVEYOR'S CERTIFICATE

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

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

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

SCALE N.T.S.
DES RDS DWN JEL
DATE 11/18/2025

DATE	BY	REVISION DESCRIPTION

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

GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEX. 5
S 1/2, SW 1/4, SEC. 35, T6N, R67W, 6TH P.M.
WELD COUNTY, COLORADO
PREPARED FOR
REDLAND
1500 WEST CANAL COURT, LITTLETON, CO 80120

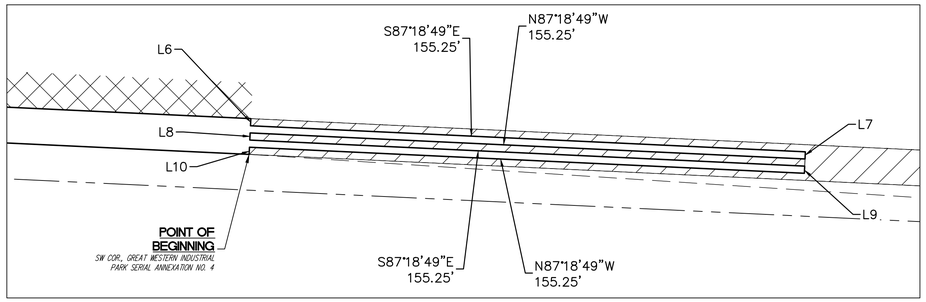
SHEET 1 OF 2 SHEETS

54825-07
JOB NO.

GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION MAP NO. 5 OF 15

TO THE CITY OF GREELEY, COLORADO

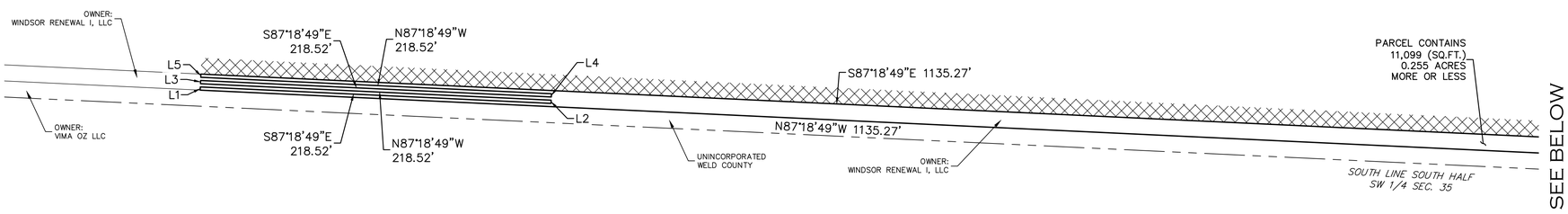
LOCATED IN THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35
TOWNSHIP 6 NORTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN
COUNTY OF WELD, STATE OF COLORADO
PROJECT NUMBER: ANX2025-0012



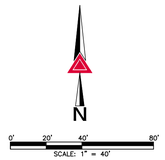
CONTIGUITY DETAIL
SCALE 1" = 20'

S 1/2 SW 1/4 SEC. 35
T6N, R67W, 6TH P.M.

TOWN OF WINDSOR
OWNER: GWIP LLC



SEE BELOW



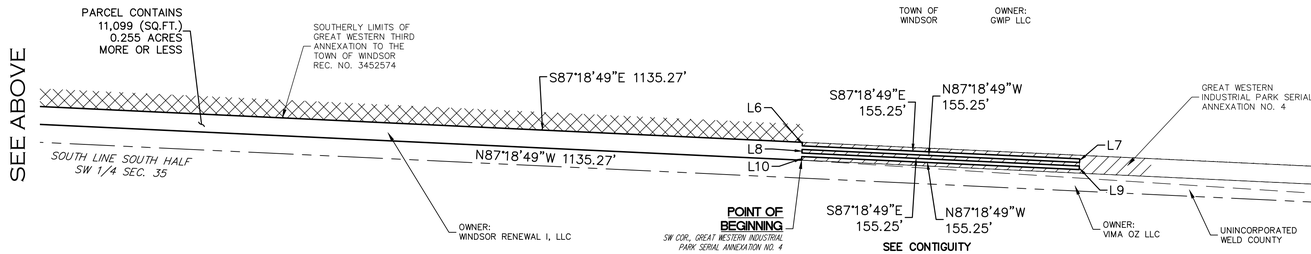
UNINCORPORATED WELD COUNTY

OWNER: CITY OF GREELEY

NW 1/4 SEC. 2
T5N, R67W, 6TH P.M.

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

SEE ABOVE

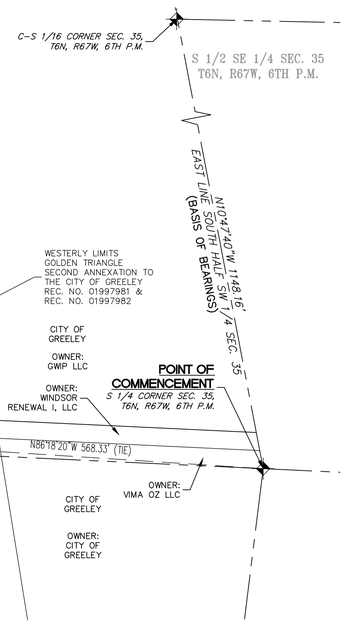


UNINCORPORATED WELD COUNTY

OWNER: CITY OF GREELEY

NW 1/4 SEC. 2
T5N, R67W, 6TH P.M.

S 1/2 SW 1/4 SEC. 35
T6N, R67W, 6TH P.M.



LEGEND

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

SCALE	DES	DWN	
1"=40'	RDS	JEL	
	DATE	11/18/2025	

DATE	BY	REVISION DESCRIPTION

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

GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEX. 5
S 1/2, SW 1/4, SEC. 35, T6N, R67W, 6TH P.M.
WELD COUNTY, COLORADO

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

SHEET 2 OF 2 SHEETS

JOB NO. 54825-07

PETITION FOR ANNEXATION
(GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 6 OF 15)

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

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

In support of this Petition, Petitioner alleges as follows:

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

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

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

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

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

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

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

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

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

(f) In establishing the boundaries of the Property, no land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate:

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

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

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

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

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

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

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

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

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

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

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

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

(c) Within the annexation boundary map, the location of each ownership tract in unplatted land and, if part or all of the area is platted, the boundaries and the plat numbers of plots or of lots and blocks.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

[*Signature pages and Exhibits follow this page*]

PROPERTY OWNER/PETITIONER

Windsor Renewal I, LLC
a Colorado limited liability company

By: _____
Name: Robert Walker
Title: Authorized Signatory

Date: 11/24, 2025

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

Is Petitioner a resident of the Property? No

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

EXHIBIT A-1
LEGAL DESCRIPTION OF PROPERTY

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 34 AND THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

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

THENCE NORTH 86°58'38" WEST, A DISTANCE OF 1,703.53 FEET TO THE **POINT OF BEGINNING**, BEING THE SOUTHWEST CORNER OF GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 5;

THENCE NORTH 87°18'49" WEST, A DISTANCE OF 626.65 FEET;

THENCE SOUTH 84°15'55" WEST, A DISTANCE OF 779.03 FEET;

THENCE NORTH 05°44'05" WEST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 84°15'55" EAST, A DISTANCE OF 398.40 FEET;

THENCE NORTH 05°44'05" WEST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 84°15'55" WEST, A DISTANCE OF 398.40 FEET;

THENCE NORTH 05°44'05" WEST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 84°15'55" EAST, A DISTANCE OF 398.40 FEET;

THENCE NORTH 05°44'05" WEST, A DISTANCE OF 2.00 FEET;

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THENCE NORTH 05°44'05" WEST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 84°15'56" EAST, A DISTANCE OF 779.78 FEET;

THENCE SOUTH 87°18'49" EAST, A DISTANCE OF 627.38 FEET TO THE NORTHWEST CORNER OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 5;

THENCE, ALONG THE WESTERLY BOUNDARY OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 5, THE FOLLOWING NINE (9) COURSES;

1. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET;
2. SOUTH 87°18'49" EAST, A DISTANCE OF 218.52 FEET;
3. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET;
4. NORTH 87°18'49" WEST, A DISTANCE OF 218.52 FEET;
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6. SOUTH 87°18'49" EAST, A DISTANCE OF 218.52 FEET;
7. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET;
8. NORTH 87°18'49" WEST, A DISTANCE OF 218.52 FEET;
9. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.306 ACRES, (13,344 SQUARE FEET), MORE OR LESS.

EXHIBIT A-2
LEGAL DESCRIPTION OF LAND OWNED BY PETITIONER

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 34 AND THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

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

THENCE NORTH 86°58'38" WEST, A DISTANCE OF 1,703.53 FEET TO THE **POINT OF BEGINNING**, BEING THE SOUTHWEST CORNER OF GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 5;

THENCE NORTH 87°18'49" WEST, A DISTANCE OF 626.65 FEET;

THENCE SOUTH 84°15'55" WEST, A DISTANCE OF 779.03 FEET;

THENCE NORTH 05°44'05" WEST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 84°15'55" EAST, A DISTANCE OF 398.40 FEET;

THENCE NORTH 05°44'05" WEST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 84°15'55" WEST, A DISTANCE OF 398.40 FEET;

THENCE NORTH 05°44'05" WEST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 84°15'55" EAST, A DISTANCE OF 398.40 FEET;

THENCE NORTH 05°44'05" WEST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 84°15'55" WEST, A DISTANCE OF 398.40 FEET;

THENCE NORTH 05°44'05" WEST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 84°15'56" EAST, A DISTANCE OF 779.78 FEET;

THENCE SOUTH 87°18'49" EAST, A DISTANCE OF 627.38 FEET TO THE NORTHWEST CORNER OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 5;

THENCE, ALONG THE WESTERLY BOUNDARY OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 5, THE FOLLOWING NINE (9) COURSES;

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

11. SOUTH 87°18'49" EAST, A DISTANCE OF 218.52 FEET;

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

13. NORTH 87°18'49" WEST, A DISTANCE OF 218.52 FEET;

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

15. SOUTH 87°18'49" EAST, A DISTANCE OF 218.52 FEET;

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

17. NORTH 87°18'49" WEST, A DISTANCE OF 218.52 FEET;

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

CONTAINING AN AREA OF 0.306 ACRES, (13,344 SQUARE FEET), MORE OR LESS.

Affidavit of Circulator
(Great Western Industrial Park Serial Annexation No. 6 of 15)

STATE OF COLORADO)
) ss.
COUNTY OF Denver)

CHRISTOPHER MORTON being first duly sworn, states upon oath that he/she is the circulator of the Petition for Annexation to which this Affidavit is attached and knows of his/her own knowledge that the signature of each Property Owner/Petitioner appearing on said Petition for Annexation is the signature of the person whose name it purports it to be.

(Signature of Circulator)

The foregoing Affidavit was subscribed and sworn to before me this 24th day of November, 2025, by Christopher Morton.

Witness my hand and official seal.

My commission expires: 2/25/26

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

Notary Public

ANNEXATION NO. 6

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 34 AND THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

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

THENCE NORTH 86°58’38” WEST, A DISTANCE OF 1,703.53 FEET TO THE **POINT OF BEGINNING**, BEING THE SOUTHWEST CORNER OF GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 5;

THENCE NORTH 87°18'49" WEST, A DISTANCE OF 626.65 FEET;

THENCE SOUTH 84°15'55" WEST, A DISTANCE OF 779.03 FEET;

THENCE NORTH 05°44'05" WEST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 84°15'55" EAST, A DISTANCE OF 398.40 FEET;

THENCE NORTH 05°44'05" WEST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 84°15'55" WEST, A DISTANCE OF 398.40 FEET;

THENCE NORTH 05°44'05" WEST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 84°15'55" EAST, A DISTANCE OF 398.40 FEET;

THENCE NORTH 05°44'05" WEST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 84°15'55" WEST, A DISTANCE OF 398.40 FEET;

THENCE NORTH 05°44'05" WEST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 84°15'56" EAST, A DISTANCE OF 779.78 FEET;

THENCE SOUTH 87°18'49" EAST, A DISTANCE OF 627.38 FEET TO THE NORTHWEST CORNER OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 5;

THENCE, ALONG THE WESTERLY BOUNDARY OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 5, THE FOLLOWING NINE (9) COURSES;

1. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET;
2. SOUTH 87°18'49" EAST, A DISTANCE OF 218.52 FEET;
3. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET;
4. NORTH 87°18'49" WEST, A DISTANCE OF 218.52 FEET;

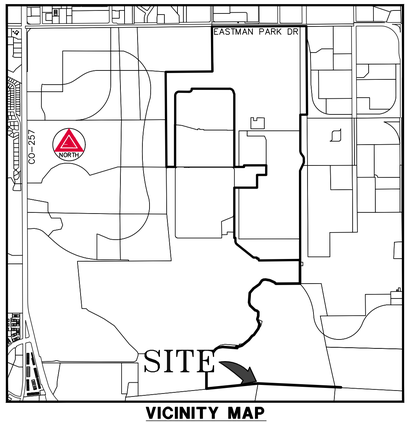
5. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET;
6. SOUTH 87°18'49" EAST, A DISTANCE OF 218.52 FEET;
7. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET;
8. NORTH 87°18'49" WEST, A DISTANCE OF 218.52 FEET;
9. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.306 ACRES, (13,344 SQUARE FEET), MORE OR LESS.
.

GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION MAP NO. 6 OF 15

TO THE CITY OF GREELEY, COLORADO

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 34 AND THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35
TOWNSHIP 6 NORTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN
COUNTY OF WELD, STATE OF COLORADO
PROJECT NUMBER: ANX2025-0011



VICINITY MAP
SCALE 1" = 2000'

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 34 AND THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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

THENCE NORTH 86°58'38" WEST, A DISTANCE OF 1,703.53 FEET TO THE POINT OF BEGINNING, BEING THE SOUTHWEST CORNER OF GREAT WESTERN INDUSTRIAL PARK SERIAL SERIAL ANNEXATION NO. 5;

THENCE NORTH 87°18'49" WEST, A DISTANCE OF 626.65 FEET;
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THENCE, ALONG THE WESTERLY BOUNDARY OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 5, THE FOLLOWING NINE (9) COURSES;

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3. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET;
4. NORTH 87°18'49" WEST, A DISTANCE OF 218.52 FEET;
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9. SOUTH 02°41'11" WEST, A DISTANCE OF 2.00 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 0.306 ACRES, (13,344 SQUARE FEET), MORE OR LESS.

_____ _____
SIGNATURE OF OWNER DATE

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

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

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

STATEMENT OF INTENT

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

CONTIGUITY

TOTAL PERIMETER BEING ANNEXED = 5,300.52'
MINIMUM REQUIRED CONTIGUITY = 883.42'
TOTAL PERIMETER CONTIGUOUS TO CITY OF GREELEY = 884.08'
CONTIGUOUS PERIMETER PERCENTAGE = 16.68%
TOTAL ANNEXED AREA = 13.344 SQ. FT. OR 0.306 ACRES, MORE OR LESS

GENERAL NOTES

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

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

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

CERTIFICATE OF APPROVAL BY THE COMMUNITY DEVELOPMENT DIRECTOR

APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR ON THIS ____ DAY OF _____, 20 _____.

_____
DIRECTOR OF COMMUNITY DEVELOPMENT

CERTIFICATE OF APPROVAL BY THE DEVELOPMENT REVIEW MANAGER

APPROVED BY THE DEVELOPMENT REVIEW MANAGER ON THIS _____ DAY OF _____, 20 _____.

_____
DEVELOPMENT REVIEW MANAGER

CITY COUNCIL APPROVAL

APPROVED BY THE GREELEY CITY COUNCIL ON THIS _____ DAY

OF _____, 20 _____.

PLANNING COMMISSION RECOMMENDATION

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

OF _____, 20 _____.

SURVEYOR'S CERTIFICATE

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

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

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

SCALE N.T.S.
DES RDS DWN JEL
DATE 11/18/2025

DATE	BY	REVISION DESCRIPTION

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

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

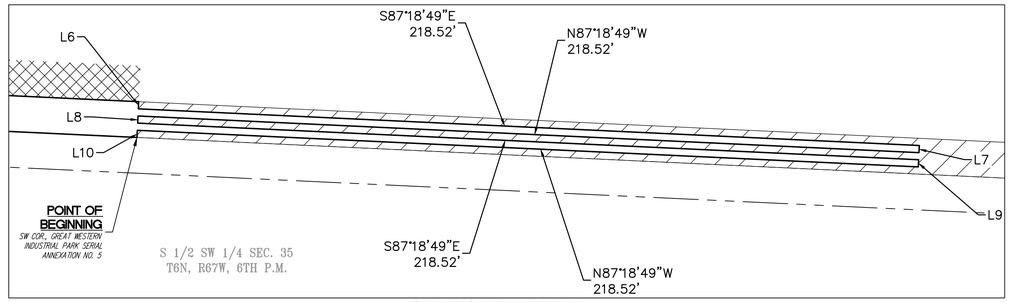
SHEET 1 OF 2 SHEETS

JOB NO. 54825-07

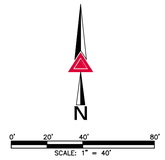
GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION MAP NO. 6 OF 15

TO THE CITY OF GREELEY, COLORADO

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 34 AND THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35
TOWNSHIP 6 NORTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN
COUNTY OF WELD, STATE OF COLORADO
PROJECT NUMBER: ANX2025-0011

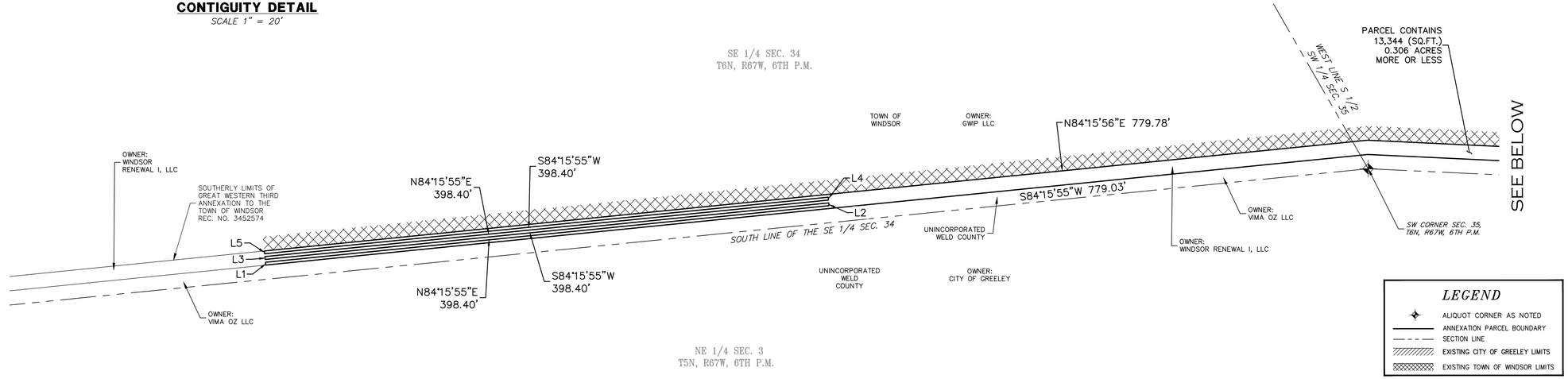


CONTIGUITY DETAIL
SCALE 1" = 20'



LINE TABLE		
LINE	BEARING	LENGTH
L1	N05°44'05"W	2.00'
L2	N05°44'05"W	2.00'
L3	N05°44'05"W	2.00'
L4	N05°44'05"W	2.00'
L5	N05°44'05"W	2.00'
L6	S02°41'11"W	2.00'
L7	S02°41'11"W	2.00'
L8	S02°41'11"W	2.00'
L9	S02°41'11"W	2.00'
L10	S02°41'11"W	2.00'

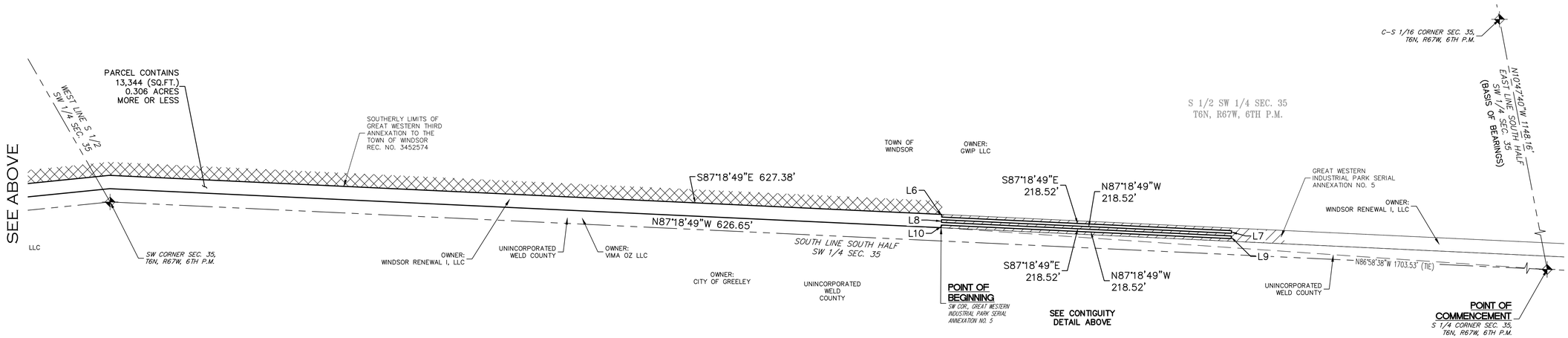
SE 1/4 SEC. 34
T6N, R67W, 6TH P.M.



NE 1/4 SEC. 3
T5N, R67W, 6TH P.M.

LEGEND

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



NW 1/4 SEC. 2
T5N, R67W, 6TH P.M.

SCALE	DRN	JEL
1"=40'	CKD	RDS
	DATE	11/18/2025

DATE	BY	REVISION DESCRIPTION

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

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

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

SHEET
2
OF 2 SHEETS

54825-07
JOB NO.

PETITION FOR ANNEXATION
(GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 7 OF 15)

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

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

In support of this Petition, Petitioner alleges as follows:

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

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

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

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

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

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

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

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

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

(f) In establishing the boundaries of the Property, no land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate:

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

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

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

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

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

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

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

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

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

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

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

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

(c) Within the annexation boundary map, the location of each ownership tract in unplatted land and, if part or all of the area is platted, the boundaries and the plat numbers of plots or of lots and blocks.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

[*Signature pages and Exhibits follow this page*]

PROPERTY OWNER/PETITIONER

Windsor Renewal I, LLC
a Colorado limited liability company

By: _____
Name: Robert Walker
Title: Authorized Signatory

Date: 11/24, 2025

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

Is Petitioner a resident of the Property? No

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

EXHIBIT A-1
LEGAL DESCRIPTION OF PROPERTY

A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

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

THENCE NORTH 89°14'10" WEST, A DISTANCE OF 3,102.54 FEET TO THE **POINT OF BEGINNING**, BEING THE SOUTHWEST CORNER OF GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 6;

THENCE SOUTH 84°15'55" WEST, A DISTANCE OF 672.72 FEET;

THENCE NORTH 00°00'37" WEST, A DISTANCE OF 655.37 FEET;

THENCE NORTH 36°05'31" EAST, A DISTANCE OF 66.47 FEET;

THENCE NORTH 21°21'55" EAST, A DISTANCE OF 201.45 FEET;

THENCE NORTH 31°18'44" EAST, A DISTANCE OF 194.16 FEET;

THENCE NORTH 42°52'20" EAST, A DISTANCE OF 73.92 FEET;

THENCE NORTH 58°40'04" EAST, A DISTANCE OF 30.38 FEET;

THENCE SOUTH 31°19'56" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 58°40'04" WEST, A DISTANCE OF 30.10 FEET;

THENCE SOUTH 42°52'20" WEST, A DISTANCE OF 73.44 FEET;

THENCE SOUTH 31°18'44" WEST, A DISTANCE OF 193.79 FEET;

THENCE SOUTH 21°21'55" WEST, A DISTANCE OF 201.53 FEET;

THENCE SOUTH 36°05'31" WEST, A DISTANCE OF 66.08 FEET;

THENCE SOUTH 00°00'37" EAST, A DISTANCE OF 501.11 FEET;

THENCE NORTH 89°59'23" EAST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 00°00'37" WEST, A DISTANCE OF 500.46 FEET;

THENCE NORTH 36°05'31" EAST, A DISTANCE OF 65.68 FEET;

THENCE NORTH 21°21'55" EAST, A DISTANCE OF 201.62 FEET;

THENCE NORTH 31°18'44" EAST, A DISTANCE OF 193.41 FEET;

THENCE NORTH 42°52'20" EAST, A DISTANCE OF 72.96 FEET;

THENCE NORTH 58°40'04" EAST, A DISTANCE OF 29.83 FEET;

THENCE SOUTH 31°19'56" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 58°40'04" WEST, A DISTANCE OF 29.55 FEET;

THENCE SOUTH 42°52'20" WEST, A DISTANCE OF 72.48 FEET;

THENCE SOUTH 31°18'44" WEST, A DISTANCE OF 193.03 FEET;

THENCE SOUTH 21°21'55" WEST, A DISTANCE OF 201.70 FEET;

THENCE SOUTH 36°05'31" WEST, A DISTANCE OF 65.29 FEET;

THENCE SOUTH 00°00'37" EAST, A DISTANCE OF 499.80 FEET;

THENCE NORTH 89°59'23" EAST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 00°00'37" WEST, A DISTANCE OF 499.15 FEET;

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THENCE SOUTH 31°18'44" WEST, A DISTANCE OF 192.28 FEET;

THENCE SOUTH 21°21'55" WEST, A DISTANCE OF 201.87 FEET;

THENCE SOUTH 36°05'31" WEST, A DISTANCE OF 64.50 FEET;

THENCE SOUTH 00°00'37" EAST, A DISTANCE OF 641.06 FEET;

THENCE NORTH 84°15'56" EAST, A DISTANCE OF 661.67 FEET TO THE NORTHWEST CORNER OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 6;

THENCE, ALONG THE WESTERLY BOUNDARY OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 6, THE FOLLOWING NINE (9) COURSES;

1. SOUTH 05°44'05" EAST, A DISTANCE OF 2.00 FEET;
2. NORTH 84°15'55" EAST, A DISTANCE OF 398.40 FEET;
3. SOUTH 05°44'05" EAST, A DISTANCE OF 2.00 FEET;
4. SOUTH 84°15'55" WEST, A DISTANCE OF 398.40 FEET;
5. SOUTH 05°44'05" EAST, A DISTANCE OF 2.00 FEET;
6. NORTH 84°15'55" EAST, A DISTANCE OF 398.40 FEET;
7. SOUTH 05°44'05" EAST, A DISTANCE OF 2.00 FEET;
8. SOUTH 84°15'55" WEST, A DISTANCE OF 398.40 FEET;
9. SOUTH 05°44'05" EAST, A DISTANCE OF 2.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.370 ACRES, (16,124 SQUARE FEET), MORE OR LESS.

EXHIBIT A-2
LEGAL DESCRIPTION OF LAND OWNED BY PETITIONER

A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

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

THENCE NORTH 89°14'10" WEST, A DISTANCE OF 3,102.54 FEET TO THE **POINT OF BEGINNING**, BEING THE SOUTHWEST CORNER OF GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 6;

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THENCE SOUTH 36°05'31" WEST, A DISTANCE OF 65.29 FEET;

THENCE SOUTH 00°00'37" EAST, A DISTANCE OF 499.80 FEET;

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THENCE, ALONG THE WESTERLY BOUNDARY OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 6, THE FOLLOWING NINE (9) COURSES;

1. SOUTH 05°44'05" EAST, A DISTANCE OF 2.00 FEET;
2. NORTH 84°15'55" EAST, A DISTANCE OF 398.40 FEET;
3. SOUTH 05°44'05" EAST, A DISTANCE OF 2.00 FEET;
4. SOUTH 84°15'55" WEST, A DISTANCE OF 398.40 FEET;
5. SOUTH 05°44'05" EAST, A DISTANCE OF 2.00 FEET;
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8. SOUTH 84°15'55" WEST, A DISTANCE OF 398.40 FEET;
9. SOUTH 05°44'05" EAST, A DISTANCE OF 2.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.370 ACRES, (16,124 SQUARE FEET), MORE OR LESS.

Affidavit of Circulator
(Great Western Industrial Park Serial Annexation No. 7 of 15)

STATE OF COLORADO)
) ss.
COUNTY OF Denver)

Christopher Morton being first duly sworn, states upon oath that he/she is the circulator of the Petition for Annexation to which this Affidavit is attached and knows of his/her own knowledge that the signature of each Property Owner/Petitioner appearing on said Petition for Annexation is the signature of the person whose name it purports it to be.

(Signature of Circulator)

The foregoing Affidavit was subscribed and sworn to before me this 24th day of November, 2025, by Christopher Morton.

Witness my hand and official seal.

My commission expires: 2/25/26

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

Constance Smith
Notary Public

ANNEXATION NO. 7

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

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THENCE NORTH 89°14’10” WEST, A DISTANCE OF 3,102.54 FEET TO THE **POINT OF BEGINNING**, BEING THE SOUTHWEST CORNER OF GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 6;

THENCE SOUTH 84°15'55" WEST, A DISTANCE OF 672.72 FEET;

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8. SOUTH 84°15'55" WEST, A DISTANCE OF 398.40 FEET;
9. SOUTH 05°44'05" EAST, A DISTANCE OF 2.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.370 ACRES, (16,124 SQUARE FEET), MORE OR LESS.

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GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION MAP NO. 7 OF 15

TO THE CITY OF GREELEY, COLORADO

LOCATED IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 34
TOWNSHIP 6 NORTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN
COUNTY OF WELD, STATE OF COLORADO
PROJECT NUMBER: ANX2025-0010

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

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9. SOUTH 05°44'05" EAST, A DISTANCE OF 2.00 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 0.370 ACRES, (16,124 SQUARE FEET), MORE OR LESS.

_____ _____
SIGNATURE OF OWNER DATE

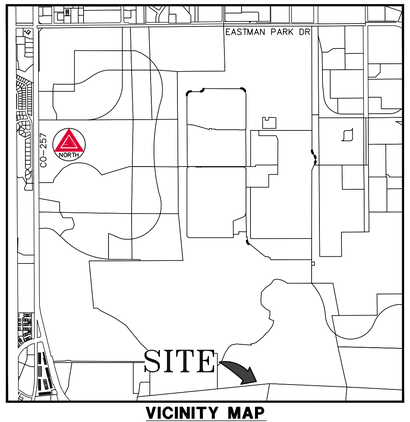
WITNESS MY HAND AND SEAL THIS _____ DAY OF _____ A.D. _____

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

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC



VICINITY MAP
SCALE 1" = 2000'

CONTIGUITY

TOTAL PERIMETER BEING ANNEXED = 9,621.59'
MINIMUM REQUIRED CONTIGUITY = 1,603.60'
TOTAL PERIMETER CONTIGUOUS TO CITY OF GREELEY = 1,603.60
CONTIGUOUS PERIMETER PERCENTAGE = 16.67%
TOTAL ANNEXED AREA = 16,124 SQ. FT. OR 0.370 ACRES, MORE OR LESS

GENERAL NOTES

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

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

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

STATEMENT OF INTENT

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

CERTIFICATE OF APPROVAL BY THE COMMUNITY DEVELOPMENT DIRECTOR

APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR ON THIS ____ DAY OF _____, 20 _____.

_____
DIRECTOR OF COMMUNITY DEVELOPMENT

CERTIFICATE OF APPROVAL BY THE DEVELOPMENT REVIEW MANAGER

APPROVED BY THE DEVELOPMENT REVIEW MANAGER ON THIS _____ DAY OF _____, 20 _____.

_____
DEVELOPMENT REVIEW MANAGER

CITY COUNCIL APPROVAL

APPROVED BY THE GREELEY CITY COUNCIL ON THIS _____ DAY

OF _____, 20 _____.

PLANNING COMMISSION RECOMMENDATION

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

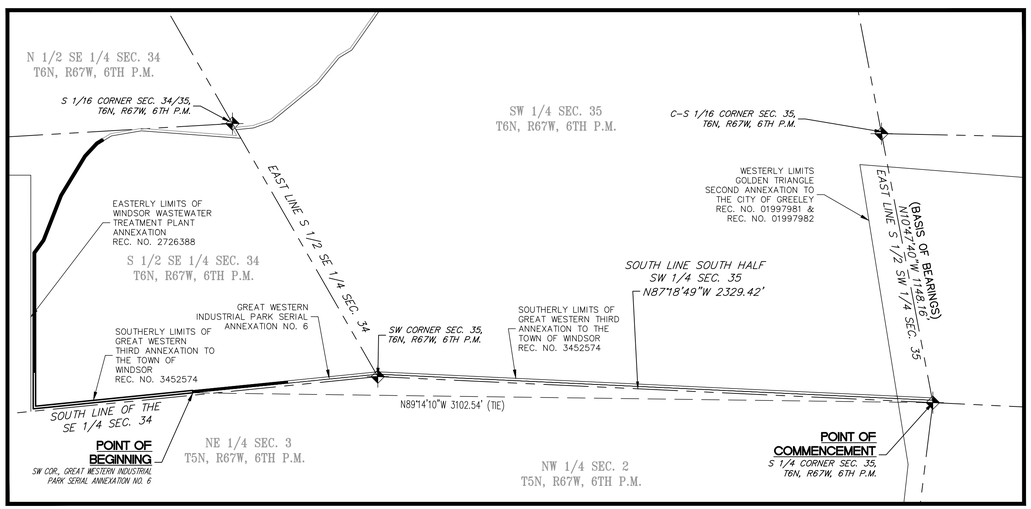
OF _____, 20 _____.

SURVEYOR'S CERTIFICATE

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

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

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



BASIS OF BEARINGS DETAIL
SCALE 1" = 300'

SCALE N.T.S.
DES RDS DWN JEL
DATE 2/12/2026

DATE	BY	REVISION DESCRIPTION

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

GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEX. 7
S 1/2, SW 1/4, SEC. 35, T6N, R67W, 6TH P.M.
WELD COUNTY, COLORADO
PREPARED FOR
REDLAND
1500 WEST CANAL COURT, LITTLETON, CO 80120

SHEET 1 OF 3 SHEETS

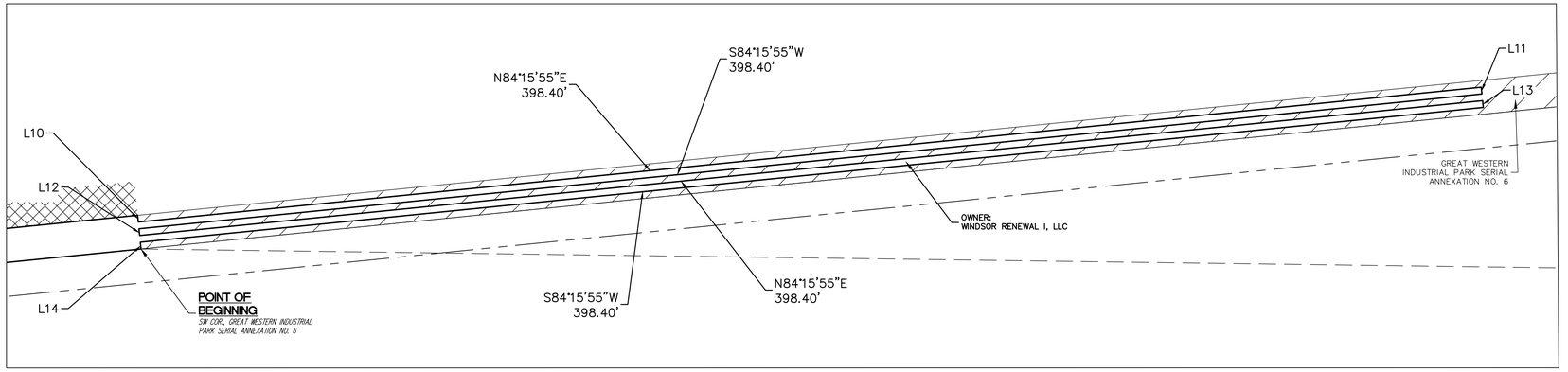
JOB NO. 54825-07

GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION MAP NO. 7 OF 15

TO THE CITY OF GREELEY, COLORADO

LOCATED IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 34
TOWNSHIP 6 NORTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN
COUNTY OF WELD, STATE OF COLORADO
PROJECT NUMBER: ANX2025-0010

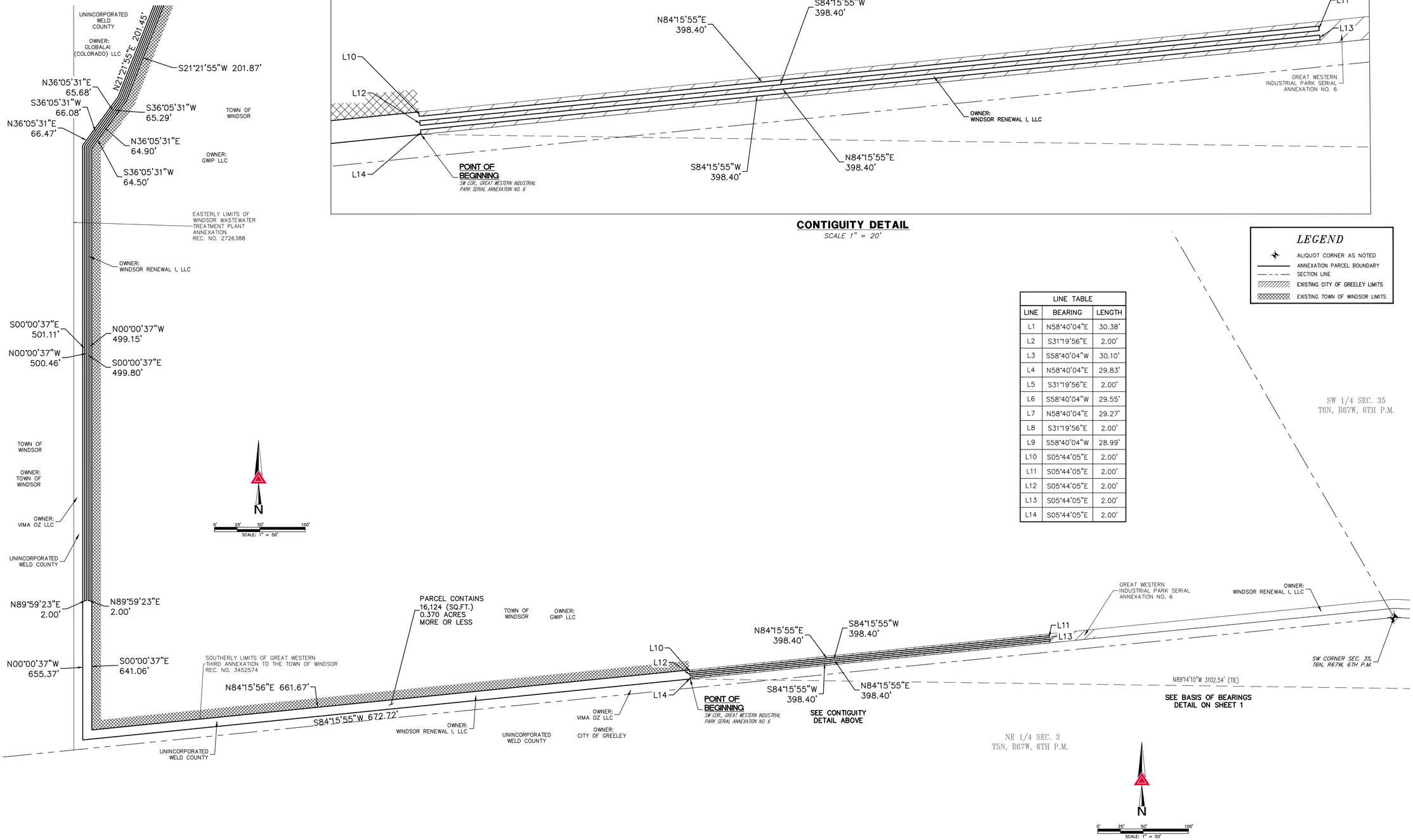
SEE SHEET 3



CONTIGUITY DETAIL
SCALE 1" = 20'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N58°40'04"E	30.38'
L2	S31°19'56"E	2.00'
L3	S58°40'04"W	30.10'
L4	N58°40'04"E	29.83'
L5	S31°19'56"E	2.00'
L6	S58°40'04"W	29.55'
L7	N58°40'04"E	29.27'
L8	S31°19'56"E	2.00'
L9	S58°40'04"W	28.99'
L10	S05°44'05"E	2.00'
L11	S05°44'05"E	2.00'
L12	S05°44'05"E	2.00'
L13	S05°44'05"E	2.00'
L14	S05°44'05"E	2.00'

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



SCALE 1"=50' | DES RDS | DWN JEL | DATE 2/12/2026

DATE	BY	REVISION DESCRIPTION

AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
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GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEX. 7
S 1/2, SW 1/4, SEC. 35, T6N, R67W, 6TH P.M.
WELD COUNTY, COLORADO

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

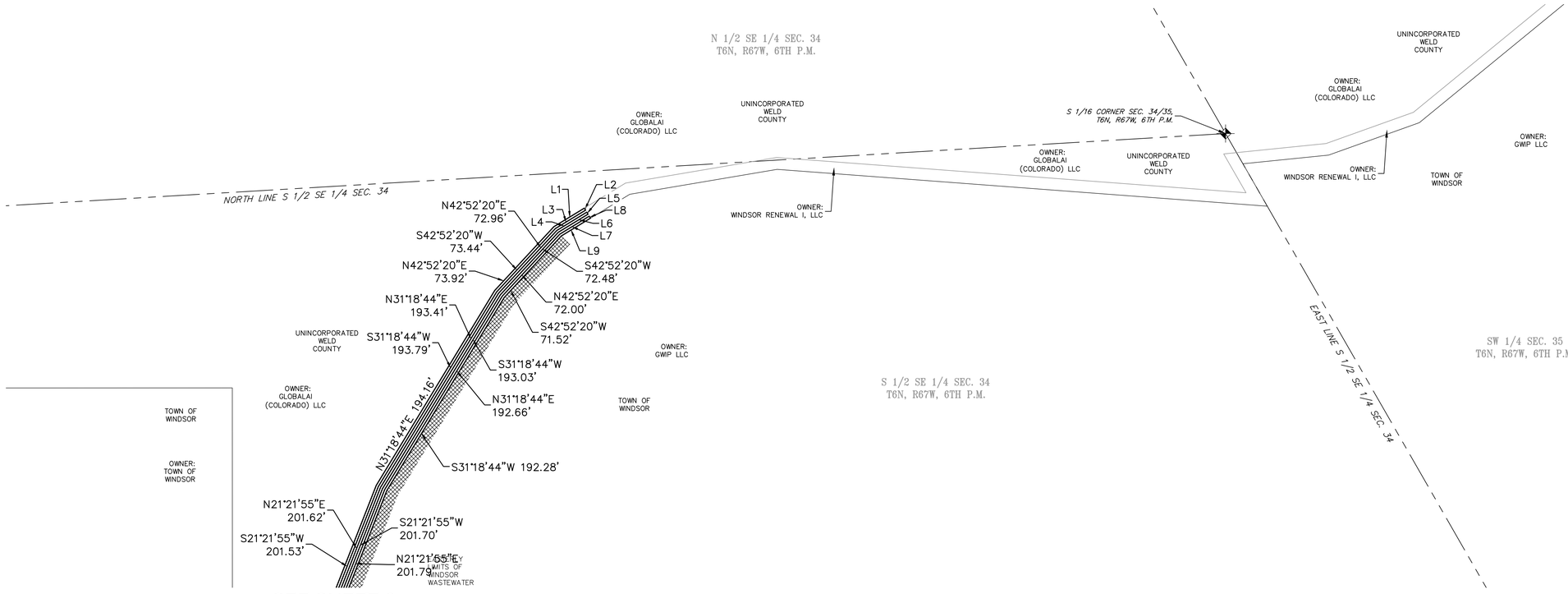
SHEET 2 OF 3 SHEETS

JOB NO. 54825-07

GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION MAP NO. 7 OF 15

TO THE CITY OF GREELEY, COLORADO

LOCATED IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 34
TOWNSHIP 6 NORTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN
COUNTY OF WELD, STATE OF COLORADO
PROJECT NUMBER: ANX2025-0010



LINE TABLE		
LINE	BEARING	LENGTH
L1	N58°40'04"E	30.38'
L2	S31°19'56"E	2.00'
L3	S58°40'04"W	30.10'
L4	N58°40'04"E	29.83'
L5	S31°19'56"E	2.00'
L6	S58°40'04"W	29.55'
L7	N58°40'04"E	29.27'
L8	S31°19'56"E	2.00'
L9	S58°40'04"W	28.99'
L10	S05°44'05"E	2.00'
L11	S05°44'05"E	2.00'
L12	S05°44'05"E	2.00'
L13	S05°44'05"E	2.00'
L14	S05°44'05"E	2.00'

LEGEND

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

N

0' 25' 50' 100'
SCALE: 1" = 50'

SCALE 1"=50' | DES RDS | DRN JEL | DATE 2/12/2026

DATE	BY	REVISION DESCRIPTION

AZTEC CONSULTANTS, INC.
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GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEX. 7
S 1/2, SW 1/4, SEC. 35, T6N, R67W, 6TH P.M.
WELD COUNTY, COLORADO

PREPARED FOR
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1500 WEST CANAL COURT, LITTLETON, CO 80120

SHEET 3 OF 3 SHEETS

JOB NO. 54825-07

PETITION FOR ANNEXATION
(GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 8 OF 15)

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

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

In support of this Petition, Petitioner alleges as follows:

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

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

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

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

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

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

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

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

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

(f) In establishing the boundaries of the Property, no land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate:

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

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

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

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

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

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

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

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

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

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

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

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

(c) Within the annexation boundary map, the location of each ownership tract in unplatted land and, if part or all of the area is platted, the boundaries and the plat numbers of plots or of lots and blocks.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

[*Signature pages and Exhibits follow this page*]

PROPERTY OWNER/PETITIONER

Windsor Renewal I, LLC
a Colorado limited liability company

By: _____
Name: Robert Walker
Title: Authorized Signatory

Date: 11/24, 2025

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

Is Petitioner a resident of the Property? No

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

EXHIBIT A-1
LEGAL DESCRIPTION OF PROPERTY

A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 34 AND THE WEST HALF OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

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

THENCE NORTH 72°28'18" WEST, A DISTANCE OF 3,646.14 FEET TO THE POINT OF BEGINNING, BEING THE SOUTHWEST CORNER OF GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 7;

THENCE, ALONG THE WESTERLY BOUNDARY OF SAID GREAT WESTERN INDUSTRIAL PARK ANNEXATION NO. 7, THE FOLLOWING TWENTY NINE (29) COURSES;

1. THENCE NORTH 31°19'56" WEST, A DISTANCE OF 2.00 FEET;
2. THENCE SOUTH 58°40'04" WEST, A DISTANCE OF 29.27 FEET;
3. THENCE SOUTH 42°52'20" WEST, A DISTANCE OF 72.00 FEET;
4. THENCE SOUTH 31°18'44" WEST, A DISTANCE OF 192.66 FEET;
5. THENCE SOUTH 21°21'55" WEST, A DISTANCE OF 201.79 FEET;
6. THENCE SOUTH 36°05'31" WEST, A DISTANCE OF 64.90 FEET;
7. THENCE SOUTH 00°00'37" EAST, A DISTANCE OF 499.15 FEET;
8. THENCE SOUTH 89°59'23" WEST, A DISTANCE OF 2.00 FEET;
9. THENCE NORTH 00°00'37" WEST, A DISTANCE OF 499.80 FEET;
10. THENCE NORTH 36°05'31" EAST, A DISTANCE OF 65.29 FEET;
11. THENCE NORTH 21°21'55" EAST, A DISTANCE OF 201.70 FEET;
12. THENCE NORTH 31°18'44" EAST, A DISTANCE OF 193.03 FEET;
13. THENCE NORTH 42°52'20" EAST, A DISTANCE OF 72.48 FEET;
14. THENCE NORTH 58°40'04" EAST, A DISTANCE OF 29.55 FEET;
15. THENCE NORTH 31°19'56" WEST, A DISTANCE OF 2.00 FEET;
16. THENCE SOUTH 58°40'04" WEST, A DISTANCE OF 29.83 FEET;
17. THENCE SOUTH 42°52'20" WEST, A DISTANCE OF 72.96 FEET;
18. THENCE SOUTH 31°18'44" WEST, A DISTANCE OF 193.41 FEET;
19. THENCE SOUTH 21°21'55" WEST, A DISTANCE OF 201.62 FEET;
20. THENCE SOUTH 36°05'31" WEST, A DISTANCE OF 65.68 FEET;
21. THENCE SOUTH 00°00'37" EAST, A DISTANCE OF 500.46 FEET;
22. THENCE SOUTH 89°59'23" WEST, A DISTANCE OF 2.00 FEET;
23. THENCE NORTH 00°00'37" WEST, A DISTANCE OF 501.11 FEET;
24. THENCE NORTH 36°05'31" EAST, A DISTANCE OF 66.08 FEET;
25. THENCE NORTH 21°21'55" EAST, A DISTANCE OF 201.53 FEET;
26. THENCE NORTH 31°18'44" EAST, A DISTANCE OF 193.79 FEET;

27. THENCE NORTH 42°52'20" EAST, A DISTANCE OF 73.44 FEET;
28. THENCE NORTH 58°40'04" EAST, A DISTANCE OF 30.10 FEET;
29. THENCE NORTH 31°19'56" WEST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 58°40'04" EAST, A DISTANCE OF 41.07 FEET;
THENCE NORTH 80°24'15" EAST, A DISTANCE OF 130.37 FEET;
THENCE SOUTH 85°42'16" EAST, A DISTANCE OF 400.68 FEET;
THENCE NORTH 29°52'21" WEST, A DISTANCE OF 38.70 FEET;
THENCE NORTH 84°12'49" EAST, A DISTANCE OF 87.68 FEET;
THENCE NORTH 70°20'24" EAST, A DISTANCE OF 79.04 FEET;
THENCE NORTH 50°40'32" EAST, A DISTANCE OF 246.78 FEET;
THENCE NORTH 39°24'57" EAST, A DISTANCE OF 142.09 FEET;
THENCE NORTH 59°00'45" EAST, A DISTANCE OF 61.09 FEET;
THENCE NORTH 35°04'44" EAST, A DISTANCE OF 214.48 FEET;
THENCE NORTH 14°47'44" EAST, A DISTANCE OF 126.10 FEET;
THENCE NORTH 24°37'43" WEST, A DISTANCE OF 150.38 FEET;
THENCE NORTH 16°13'14" EAST, A DISTANCE OF 96.50 FEET;
THENCE NORTH 00°14'24" EAST, A DISTANCE OF 107.70 FEET;
THENCE NORTH 49°11'48" WEST, A DISTANCE OF 48.96 FEET;
THENCE NORTH 75°23'24" WEST, A DISTANCE OF 52.11 FEET;
THENCE NORTH 46°20'17" WEST, A DISTANCE OF 198.08 FEET;
THENCE NORTH 16°46'18" WEST, A DISTANCE OF 90.08 FEET;
THENCE NORTH 04°12'48" EAST, A DISTANCE OF 271.27 FEET;
THENCE NORTH 40°32'39" EAST, A DISTANCE OF 163.94 FEET;
THENCE NORTH 54°26'06" EAST, A DISTANCE OF 198.64 FEET;
THENCE NORTH 34°05'15" EAST, A DISTANCE OF 125.31 FEET;
THENCE NORTH 61°24'02" EAST, A DISTANCE OF 53.49 FEET;
THENCE NORTH 85°01'46" EAST, A DISTANCE OF 61.03 FEET;
THENCE SOUTH 79°36'11" EAST, A DISTANCE OF 123.32 FEET;
THENCE SOUTH 65°08'55" EAST, A DISTANCE OF 144.96 FEET;
THENCE SOUTH 45°46'08" EAST, A DISTANCE OF 49.35 FEET;
THENCE NORTH 89°33'55" EAST, A DISTANCE OF 669.45 FEET;
THENCE NORTH 00°05'00" WEST, A DISTANCE OF 296.47 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 3,075.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 00°30'47" WEST;
THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°11'11", AN ARC LENGTH OF 10.00 FEET;
THENCE SOUTH 00°05'00" EAST, A DISTANCE OF 306.51 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 35;
THENCE SOUTH 89°33'55" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 683.60 FEET;
THENCE NORTH 45°45'52" WEST, A DISTANCE OF 51.68 FEET;
THENCE NORTH 65°08'39" WEST, A DISTANCE OF 141.98 FEET;
THENCE NORTH 79°35'55" WEST, A DISTANCE OF 120.70 FEET;
THENCE SOUTH 85°02'02" WEST, A DISTANCE OF 57.59 FEET;

THENCE SOUTH 61°24'18" WEST, A DISTANCE OF 48.97 FEET;
THENCE SOUTH 34°05'31" WEST, A DISTANCE OF 124.67 FEET;
THENCE SOUTH 54°26'22" WEST, A DISTANCE OF 199.22 FEET;
THENCE SOUTH 40°32'55" WEST, A DISTANCE OF 159.44 FEET;
THENCE SOUTH 04°13'04" WEST, A DISTANCE OF 266.14 FEET;
THENCE SOUTH 16°46'02" EAST, A DISTANCE OF 85.59 FEET;
THENCE SOUTH 46°16'25" EAST, A DISTANCE OF 193.43 FEET;
THENCE SOUTH 75°23'08" EAST, A DISTANCE OF 51.85 FEET;
THENCE SOUTH 49°11'32" EAST, A DISTANCE OF 55.89 FEET;
THENCE SOUTH 00°14'40" WEST, A DISTANCE OF 113.71 FEET;
THENCE SOUTH 16°13'30" WEST, A DISTANCE OF 94.18 FEET;
THENCE SOUTH 24°37'27" EAST, A DISTANCE OF 150.24 FEET;
THENCE SOUTH 14°48'00" WEST, A DISTANCE OF 131.45 FEET;
THENCE SOUTH 35°04'55" WEST, A DISTANCE OF 218.40 FEET;
THENCE SOUTH 59°01'01" WEST, A DISTANCE OF 61.48 FEET;
THENCE SOUTH 39°25'13" WEST, A DISTANCE OF 141.35 FEET;
THENCE SOUTH 50°40'48" WEST, A DISTANCE OF 249.50 FEET;
THENCE SOUTH 70°20'40" WEST, A DISTANCE OF 81.99 FEET;
THENCE SOUTH 84°13'05" WEST, A DISTANCE OF 73.28 FEET TO A POINT ON THE WEST LINE OF SAID WEST HALF OF SECTION 35;
THENCE SOUTH 29°52'21" EAST, ALONG SAID WEST LINE, A DISTANCE OF 41.57 FEET;
THENCE NORTH 85°42'16" WEST, A DISTANCE OF 418.34 FEET;
THENCE SOUTH 80°24'15" WEST, A DISTANCE OF 127.23 FEET;
THENCE SOUTH 58°40'04" WEST, A DISTANCE OF 39.15 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 1.134 ACRES, (49,404 SQUARE FEET), MORE OR LESS.

EXHIBIT A-2
LEGAL DESCRIPTION OF LAND OWNED BY PETITIONER

A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 34 AND THE WEST HALF OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

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

THENCE NORTH 72°28'18" WEST, A DISTANCE OF 3,646.14 FEET TO THE POINT OF BEGINNING, BEING THE SOUTHWEST CORNER OF GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 7;

THENCE, ALONG THE WESTERLY BOUNDARY OF SAID GREAT WESTERN INDUSTRIAL PARK ANNEXATION NO. 7, THE FOLLOWING TWENTY NINE (29) COURSES;

1. THENCE NORTH 31°19'56" WEST, A DISTANCE OF 2.00 FEET;
2. THENCE SOUTH 58°40'04" WEST, A DISTANCE OF 29.27 FEET;
3. THENCE SOUTH 42°52'20" WEST, A DISTANCE OF 72.00 FEET;
4. THENCE SOUTH 31°18'44" WEST, A DISTANCE OF 192.66 FEET;
5. THENCE SOUTH 21°21'55" WEST, A DISTANCE OF 201.79 FEET;
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8. THENCE SOUTH 89°59'23" WEST, A DISTANCE OF 2.00 FEET;
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10. THENCE NORTH 36°05'31" EAST, A DISTANCE OF 65.29 FEET;
11. THENCE NORTH 21°21'55" EAST, A DISTANCE OF 201.70 FEET;
12. THENCE NORTH 31°18'44" EAST, A DISTANCE OF 193.03 FEET;
13. THENCE NORTH 42°52'20" EAST, A DISTANCE OF 72.48 FEET;
14. THENCE NORTH 58°40'04" EAST, A DISTANCE OF 29.55 FEET;
15. THENCE NORTH 31°19'56" WEST, A DISTANCE OF 2.00 FEET;
16. THENCE SOUTH 58°40'04" WEST, A DISTANCE OF 29.83 FEET;
17. THENCE SOUTH 42°52'20" WEST, A DISTANCE OF 72.96 FEET;
18. THENCE SOUTH 31°18'44" WEST, A DISTANCE OF 193.41 FEET;
19. THENCE SOUTH 21°21'55" WEST, A DISTANCE OF 201.62 FEET;
20. THENCE SOUTH 36°05'31" WEST, A DISTANCE OF 65.68 FEET;
21. THENCE SOUTH 00°00'37" EAST, A DISTANCE OF 500.46 FEET;
22. THENCE SOUTH 89°59'23" WEST, A DISTANCE OF 2.00 FEET;
23. THENCE NORTH 00°00'37" WEST, A DISTANCE OF 501.11 FEET;
24. THENCE NORTH 36°05'31" EAST, A DISTANCE OF 66.08 FEET;
25. THENCE NORTH 21°21'55" EAST, A DISTANCE OF 201.53 FEET;
26. THENCE NORTH 31°18'44" EAST, A DISTANCE OF 193.79 FEET;

27. THENCE NORTH 42°52'20" EAST, A DISTANCE OF 73.44 FEET;
28. THENCE NORTH 58°40'04" EAST, A DISTANCE OF 30.10 FEET;
29. THENCE NORTH 31°19'56" WEST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 58°40'04" EAST, A DISTANCE OF 41.07 FEET;
THENCE NORTH 80°24'15" EAST, A DISTANCE OF 130.37 FEET;
THENCE SOUTH 85°42'16" EAST, A DISTANCE OF 400.68 FEET;
THENCE NORTH 29°52'21" WEST, A DISTANCE OF 38.70 FEET;
THENCE NORTH 84°12'49" EAST, A DISTANCE OF 87.68 FEET;
THENCE NORTH 70°20'24" EAST, A DISTANCE OF 79.04 FEET;
THENCE NORTH 50°40'32" EAST, A DISTANCE OF 246.78 FEET;
THENCE NORTH 39°24'57" EAST, A DISTANCE OF 142.09 FEET;
THENCE NORTH 59°00'45" EAST, A DISTANCE OF 61.09 FEET;
THENCE NORTH 35°04'44" EAST, A DISTANCE OF 214.48 FEET;
THENCE NORTH 14°47'44" EAST, A DISTANCE OF 126.10 FEET;
THENCE NORTH 24°37'43" WEST, A DISTANCE OF 150.38 FEET;
THENCE NORTH 16°13'14" EAST, A DISTANCE OF 96.50 FEET;
THENCE NORTH 00°14'24" EAST, A DISTANCE OF 107.70 FEET;
THENCE NORTH 49°11'48" WEST, A DISTANCE OF 48.96 FEET;
THENCE NORTH 75°23'24" WEST, A DISTANCE OF 52.11 FEET;
THENCE NORTH 46°20'17" WEST, A DISTANCE OF 198.08 FEET;
THENCE NORTH 16°46'18" WEST, A DISTANCE OF 90.08 FEET;
THENCE NORTH 04°12'48" EAST, A DISTANCE OF 271.27 FEET;
THENCE NORTH 40°32'39" EAST, A DISTANCE OF 163.94 FEET;
THENCE NORTH 54°26'06" EAST, A DISTANCE OF 198.64 FEET;
THENCE NORTH 34°05'15" EAST, A DISTANCE OF 125.31 FEET;
THENCE NORTH 61°24'02" EAST, A DISTANCE OF 53.49 FEET;
THENCE NORTH 85°01'46" EAST, A DISTANCE OF 61.03 FEET;
THENCE SOUTH 79°36'11" EAST, A DISTANCE OF 123.32 FEET;
THENCE SOUTH 65°08'55" EAST, A DISTANCE OF 144.96 FEET;
THENCE SOUTH 45°46'08" EAST, A DISTANCE OF 49.35 FEET;
THENCE NORTH 89°33'55" EAST, A DISTANCE OF 669.45 FEET;
THENCE NORTH 00°05'00" WEST, A DISTANCE OF 296.47 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 3,075.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 00°30'47" WEST;
THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°11'11", AN ARC LENGTH OF 10.00 FEET;
THENCE SOUTH 00°05'00" EAST, A DISTANCE OF 306.51 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 35;
THENCE SOUTH 89°33'55" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 683.60 FEET;
THENCE NORTH 45°45'52" WEST, A DISTANCE OF 51.68 FEET;
THENCE NORTH 65°08'39" WEST, A DISTANCE OF 141.98 FEET;
THENCE NORTH 79°35'55" WEST, A DISTANCE OF 120.70 FEET;
THENCE SOUTH 85°02'02" WEST, A DISTANCE OF 57.59 FEET;

THENCE SOUTH 61°24'18" WEST, A DISTANCE OF 48.97 FEET;
THENCE SOUTH 34°05'31" WEST, A DISTANCE OF 124.67 FEET;
THENCE SOUTH 54°26'22" WEST, A DISTANCE OF 199.22 FEET;
THENCE SOUTH 40°32'55" WEST, A DISTANCE OF 159.44 FEET;
THENCE SOUTH 04°13'04" WEST, A DISTANCE OF 266.14 FEET;
THENCE SOUTH 16°46'02" EAST, A DISTANCE OF 85.59 FEET;
THENCE SOUTH 46°16'25" EAST, A DISTANCE OF 193.43 FEET;
THENCE SOUTH 75°23'08" EAST, A DISTANCE OF 51.85 FEET;
THENCE SOUTH 49°11'32" EAST, A DISTANCE OF 55.89 FEET;
THENCE SOUTH 00°14'40" WEST, A DISTANCE OF 113.71 FEET;
THENCE SOUTH 16°13'30" WEST, A DISTANCE OF 94.18 FEET;
THENCE SOUTH 24°37'27" EAST, A DISTANCE OF 150.24 FEET;
THENCE SOUTH 14°48'00" WEST, A DISTANCE OF 131.45 FEET;
THENCE SOUTH 35°04'55" WEST, A DISTANCE OF 218.40 FEET;
THENCE SOUTH 59°01'01" WEST, A DISTANCE OF 61.48 FEET;
THENCE SOUTH 39°25'13" WEST, A DISTANCE OF 141.35 FEET;
THENCE SOUTH 50°40'48" WEST, A DISTANCE OF 249.50 FEET;
THENCE SOUTH 70°20'40" WEST, A DISTANCE OF 81.99 FEET;
THENCE SOUTH 84°13'05" WEST, A DISTANCE OF 73.28 FEET TO A POINT ON THE WEST LINE OF SAID WEST HALF OF SECTION 35;
THENCE SOUTH 29°52'21" EAST, ALONG SAID WEST LINE, A DISTANCE OF 41.57 FEET;
THENCE NORTH 85°42'16" WEST, A DISTANCE OF 418.34 FEET;
THENCE SOUTH 80°24'15" WEST, A DISTANCE OF 127.23 FEET;
THENCE SOUTH 58°40'04" WEST, A DISTANCE OF 39.15 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 1.134 ACRES, (49,404 SQUARE FEET), MORE OR LESS.

Affidavit of Circulator
(Great Western Industrial Park Serial Annexation No. 8 of 15)

STATE OF COLORADO)
) ss.
COUNTY OF Denver)

Christopher Morton being first duly sworn, states upon oath that he/she is the circulator of the Petition for Annexation to which this Affidavit is attached and knows of his/her own knowledge that the signature of each Property Owner/Petitioner appearing on said Petition for Annexation is the signature of the person whose name it purports it to be.

(Signature of Circulator)

The foregoing Affidavit was subscribed and sworn to before me this 24th day of November, 2025, by Christopher Morton.

Witness my hand and official seal.

My commission expires: 2/25/26

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

Notary Public

ANNEXATION NO. 8

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 34 AND THE WEST HALF OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

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

THENCE NORTH 72°28'18" WEST, A DISTANCE OF 3,646.14 FEET TO THE POINT OF BEGINNING, BEING THE SOUTHWEST CORNER OF GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 7;

THENCE, ALONG THE WESTERLY BOUNDARY OF SAID GREAT WESTERN INDUSTRIAL PARK ANNEXATION NO. 7, THE FOLLOWING TWENTY NINE (29) COURSES;

1. THENCE NORTH 31°19'56" WEST, A DISTANCE OF 2.00 FEET;
2. THENCE SOUTH 58°40'04" WEST, A DISTANCE OF 29.27 FEET;
3. THENCE SOUTH 42°52'20" WEST, A DISTANCE OF 72.00 FEET;
4. THENCE SOUTH 31°18'44" WEST, A DISTANCE OF 192.66 FEET;
5. THENCE SOUTH 21°21'55" WEST, A DISTANCE OF 201.79 FEET;
6. THENCE SOUTH 36°05'31" WEST, A DISTANCE OF 64.90 FEET;
7. THENCE SOUTH 00°00'37" EAST, A DISTANCE OF 499.15 FEET;
8. THENCE SOUTH 89°59'23" WEST, A DISTANCE OF 2.00 FEET;
9. THENCE NORTH 00°00'37" WEST, A DISTANCE OF 499.80 FEET;
10. THENCE NORTH 36°05'31" EAST, A DISTANCE OF 65.29 FEET;
11. THENCE NORTH 21°21'55" EAST, A DISTANCE OF 201.70 FEET;
12. THENCE NORTH 31°18'44" EAST, A DISTANCE OF 193.03 FEET;
13. THENCE NORTH 42°52'20" EAST, A DISTANCE OF 72.48 FEET;
14. THENCE NORTH 58°40'04" EAST, A DISTANCE OF 29.55 FEET;
15. THENCE NORTH 31°19'56" WEST, A DISTANCE OF 2.00 FEET;
16. THENCE SOUTH 58°40'04" WEST, A DISTANCE OF 29.83 FEET;
17. THENCE SOUTH 42°52'20" WEST, A DISTANCE OF 72.96 FEET;
18. THENCE SOUTH 31°18'44" WEST, A DISTANCE OF 193.41 FEET;
19. THENCE SOUTH 21°21'55" WEST, A DISTANCE OF 201.62 FEET;
20. THENCE SOUTH 36°05'31" WEST, A DISTANCE OF 65.68 FEET;
21. THENCE SOUTH 00°00'37" EAST, A DISTANCE OF 500.46 FEET;
22. THENCE SOUTH 89°59'23" WEST, A DISTANCE OF 2.00 FEET;
23. THENCE NORTH 00°00'37" WEST, A DISTANCE OF 501.11 FEET;
24. THENCE NORTH 36°05'31" EAST, A DISTANCE OF 66.08 FEET;
25. THENCE NORTH 21°21'55" EAST, A DISTANCE OF 201.53 FEET;
26. THENCE NORTH 31°18'44" EAST, A DISTANCE OF 193.79 FEET;
27. THENCE NORTH 42°52'20" EAST, A DISTANCE OF 73.44 FEET;
28. THENCE NORTH 58°40'04" EAST, A DISTANCE OF 30.10 FEET;
29. THENCE NORTH 31°19'56" WEST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 58°40'04" EAST, A DISTANCE OF 41.07 FEET;
THENCE NORTH 80°24'15" EAST, A DISTANCE OF 130.37 FEET;
THENCE SOUTH 85°42'16" EAST, A DISTANCE OF 400.68 FEET;
THENCE NORTH 29°52'21" WEST, A DISTANCE OF 38.70 FEET;
THENCE NORTH 84°12'49" EAST, A DISTANCE OF 87.68 FEET;

THENCE NORTH 70°20'24" EAST, A DISTANCE OF 79.04 FEET;
THENCE NORTH 50°40'32" EAST, A DISTANCE OF 246.78 FEET;
THENCE NORTH 39°24'57" EAST, A DISTANCE OF 142.09 FEET;
THENCE NORTH 59°00'45" EAST, A DISTANCE OF 61.09 FEET;
THENCE NORTH 35°04'44" EAST, A DISTANCE OF 214.48 FEET;
THENCE NORTH 14°47'44" EAST, A DISTANCE OF 126.10 FEET;
THENCE NORTH 24°37'43" WEST, A DISTANCE OF 150.38 FEET;
THENCE NORTH 16°13'14" EAST, A DISTANCE OF 96.50 FEET;
THENCE NORTH 00°14'24" EAST, A DISTANCE OF 107.70 FEET;
THENCE NORTH 49°11'48" WEST, A DISTANCE OF 48.96 FEET;
THENCE NORTH 75°23'24" WEST, A DISTANCE OF 52.11 FEET;
THENCE NORTH 46°20'17" WEST, A DISTANCE OF 198.08 FEET;
THENCE NORTH 16°46'18" WEST, A DISTANCE OF 90.08 FEET;
THENCE NORTH 04°12'48" EAST, A DISTANCE OF 271.27 FEET;
THENCE NORTH 40°32'39" EAST, A DISTANCE OF 163.94 FEET;
THENCE NORTH 54°26'06" EAST, A DISTANCE OF 198.64 FEET;
THENCE NORTH 34°05'15" EAST, A DISTANCE OF 125.31 FEET;
THENCE NORTH 61°24'02" EAST, A DISTANCE OF 53.49 FEET;
THENCE NORTH 85°01'46" EAST, A DISTANCE OF 61.03 FEET;
THENCE SOUTH 79°36'11" EAST, A DISTANCE OF 123.32 FEET;
THENCE SOUTH 65°08'55" EAST, A DISTANCE OF 144.96 FEET;
THENCE SOUTH 45°46'08" EAST, A DISTANCE OF 49.35 FEET;
THENCE NORTH 89°33'55" EAST, A DISTANCE OF 669.45 FEET;
THENCE NORTH 00°05'00" WEST, A DISTANCE OF 296.47 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 3,075.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 00°30'47" WEST;
THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°11'11", AN ARC LENGTH OF 10.00 FEET;
THENCE SOUTH 00°05'00" EAST, A DISTANCE OF 306.51 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 35;
THENCE SOUTH 89°33'55" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 683.60 FEET;
THENCE NORTH 45°45'52" WEST, A DISTANCE OF 51.68 FEET;
THENCE NORTH 65°08'39" WEST, A DISTANCE OF 141.98 FEET;
THENCE NORTH 79°35'55" WEST, A DISTANCE OF 120.70 FEET;
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THENCE SOUTH 54°26'22" WEST, A DISTANCE OF 199.22 FEET;
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THENCE SOUTH 46°16'25" EAST, A DISTANCE OF 193.43 FEET;
THENCE SOUTH 75°23'08" EAST, A DISTANCE OF 51.85 FEET;
THENCE SOUTH 49°11'32" EAST, A DISTANCE OF 55.89 FEET;
THENCE SOUTH 00°14'40" WEST, A DISTANCE OF 113.71 FEET;
THENCE SOUTH 16°13'30" WEST, A DISTANCE OF 94.18 FEET;
THENCE SOUTH 24°37'27" EAST, A DISTANCE OF 150.24 FEET;
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THENCE SOUTH 59°01'01" WEST, A DISTANCE OF 61.48 FEET;
THENCE SOUTH 39°25'13" WEST, A DISTANCE OF 141.35 FEET;
THENCE SOUTH 50°40'48" WEST, A DISTANCE OF 249.50 FEET;
THENCE SOUTH 70°20'40" WEST, A DISTANCE OF 81.99 FEET;

THENCE SOUTH 84°13'05" WEST, A DISTANCE OF 73.28 FEET TO A POINT ON THE WEST LINE OF SAID WEST HALF OF SECTION 35;
THENCE SOUTH 29°52'21" EAST, ALONG SAID WEST LINE, A DISTANCE OF 41.57 FEET;
THENCE NORTH 85°42'16" WEST, A DISTANCE OF 418.34 FEET;
THENCE SOUTH 80°24'15" WEST, A DISTANCE OF 127.23 FEET;
THENCE SOUTH 58°40'04" WEST, A DISTANCE OF 39.15 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 1.134 ACRES, (49,404 SQUARE FEET), MORE OR LESS.

GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION MAP NO. 8 OF 15

TO THE CITY OF GREELEY, COLORADO

LOCATED IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 34 AND THE WEST HALF OF SECTION 35
TOWNSHIP 6 NORTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN
COUNTY OF WELD, STATE OF COLORADO

PROJECT NUMBER: ANX2025-0009

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 34 AND THE WEST HALF OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

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

THENCE NORTH 72°28'18" WEST, A DISTANCE OF 3,646.14 FEET TO THE POINT OF BEGINNING, BEING THE SOUTHWEST CORNER OF GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 7;

THENCE, ALONG THE WESTERLY BOUNDARY OF SAID GREAT WESTERN INDUSTRIAL PARK ANNEXATION NO. 7, THE FOLLOWING TWENTY NINE (29) COURSES;

1. THENCE NORTH 31°19'56" WEST, A DISTANCE OF 2.00 FEET;
2. THENCE SOUTH 58°40'04" WEST, A DISTANCE OF 29.27 FEET;
3. THENCE SOUTH 42°52'20" WEST, A DISTANCE OF 72.00 FEET;
4. THENCE SOUTH 31°18'44" WEST, A DISTANCE OF 192.66 FEET;
5. THENCE SOUTH 21°21'55" WEST, A DISTANCE OF 201.79 FEET;
6. THENCE SOUTH 36°05'31" WEST, A DISTANCE OF 64.90 FEET;
7. THENCE SOUTH 00°00'37" EAST, A DISTANCE OF 499.15 FEET;
8. THENCE SOUTH 89°59'23" WEST, A DISTANCE OF 2.00 FEET;
9. THENCE NORTH 00°00'37" WEST, A DISTANCE OF 499.80 FEET;
10. THENCE NORTH 36°05'31" EAST, A DISTANCE OF 65.29 FEET;
11. THENCE NORTH 21°21'55" EAST, A DISTANCE OF 201.70 FEET;
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22. THENCE SOUTH 89°59'23" WEST, A DISTANCE OF 2.00 FEET;
23. THENCE NORTH 00°00'37" WEST, A DISTANCE OF 501.11 FEET;
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THENCE NORTH 29°52'21" WEST, A DISTANCE OF 38.70 FEET;
THENCE NORTH 84°12'49" EAST, A DISTANCE OF 87.68 FEET;
THENCE NORTH 70°20'24" EAST, A DISTANCE OF 79.04 FEET;
THENCE NORTH 50°40'32" EAST, A DISTANCE OF 246.78 FEET;
THENCE NORTH 39°24'57" EAST, A DISTANCE OF 142.09 FEET;
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THENCE NORTH 14°47'44" EAST, A DISTANCE OF 126.10 FEET;
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THENCE NORTH 75°23'24" WEST, A DISTANCE OF 52.11 FEET;
THENCE NORTH 46°20'17" WEST, A DISTANCE OF 198.08 FEET;
THENCE NORTH 16°46'18" WEST, A DISTANCE OF 90.08 FEET;
THENCE NORTH 04°12'48" EAST, A DISTANCE OF 271.27 FEET;
THENCE NORTH 40°32'39" EAST, A DISTANCE OF 163.94 FEET;
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THENCE NORTH 34°05'15" EAST, A DISTANCE OF 125.31 FEET;
THENCE NORTH 61°24'02" EAST, A DISTANCE OF 53.49 FEET;
THENCE NORTH 85°01'46" EAST, A DISTANCE OF 61.03 FEET;
THENCE SOUTH 79°36'11" EAST, A DISTANCE OF 123.32 FEET;
THENCE SOUTH 65°08'55" EAST, A DISTANCE OF 144.96 FEET;
THENCE SOUTH 45°46'08" EAST, A DISTANCE OF 49.35 FEET;
THENCE NORTH 89°33'55" EAST, A DISTANCE OF 669.45 FEET;
THENCE NORTH 00°05'00" EAST, A DISTANCE OF 296.47 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 3,075.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 00°30'47" WEST;
THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°11'11", AN ARC LENGTH OF 10.00 FEET;
THENCE SOUTH 00°05'00" EAST, A DISTANCE OF 306.51 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 35;
THENCE SOUTH 89°33'55" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 683.60 FEET;
THENCE NORTH 45°45'52" WEST, A DISTANCE OF 51.68 FEET;
THENCE NORTH 65°08'39" WEST, A DISTANCE OF 141.98 FEET;
THENCE NORTH 79°35'55" WEST, A DISTANCE OF 120.70 FEET;
THENCE SOUTH 85°02'02" WEST, A DISTANCE OF 57.59 FEET;
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THENCE SOUTH 16°46'02" EAST, A DISTANCE OF 85.59 FEET;
THENCE SOUTH 46°16'25" EAST, A DISTANCE OF 193.43 FEET;
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THENCE SOUTH 00°14'40" WEST, A DISTANCE OF 113.71 FEET;
THENCE SOUTH 16°13'30" WEST, A DISTANCE OF 94.18 FEET;
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THENCE SOUTH 35°04'55" WEST, A DISTANCE OF 218.40 FEET;
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THENCE SOUTH 50°40'48" WEST, A DISTANCE OF 249.50 FEET;
THENCE SOUTH 70°20'40" WEST, A DISTANCE OF 81.99 FEET;
THENCE SOUTH 84°13'05" WEST, A DISTANCE OF 73.28 FEET TO A POINT ON THE WEST LINE OF SAID WEST HALF OF SECTION 35;
THENCE SOUTH 29°52'21" EAST, ALONG SAID WEST LINE, A DISTANCE OF 41.57 FEET;
THENCE NORTH 85°42'16" WEST, A DISTANCE OF 418.34 FEET;
THENCE NORTH 80°24'15" WEST, A DISTANCE OF 127.23 FEET;
THENCE SOUTH 58°40'04" WEST, A DISTANCE OF 39.15 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 1.134 ACRES, (49,404 SQUARE FEET), MORE OR LESS.

_____ _____
SIGNATURE OF OWNER DATE

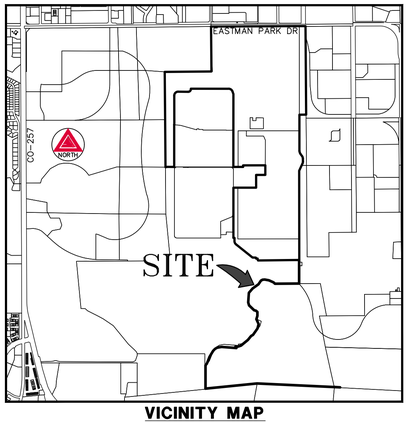
WITNESS MY HAND AND SEAL THIS _____ DAY OF _____ A.D. _____

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

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC



VICINITY MAP
SCALE 1" = 2000'

CONTIGUITY

TOTAL PERIMETER BEING ANNEXED = 13,229.88'
MINIMUM REQUIRED CONTIGUITY = 2,204.98'
TOTAL PERIMETER CONTIGUOUS TO CITY OF GREELEY = 4,261.63'
CONTIGUOUS PERIMETER PERCENTAGE = 32.21%
TOTAL ANNEXED AREA = 49,404 SQ. FT. OR 1.134 ACRES, MORE OR LESS

GENERAL NOTES

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

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

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

STATEMENT OF INTENT

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

CERTIFICATE OF APPROVAL BY THE COMMUNITY DEVELOPMENT DIRECTOR

APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR ON THIS ____ DAY OF _____, 20 _____.

_____
DIRECTOR OF COMMUNITY DEVELOPMENT

CERTIFICATE OF APPROVAL BY THE DEVELOPMENT REVIEW MANAGER

APPROVED BY THE DEVELOPMENT REVIEW MANAGER ON THIS _____ DAY OF _____, 20 _____.

_____
DEVELOPMENT REVIEW MANAGER

CITY COUNCIL APPROVAL

APPROVED BY THE GREELEY CITY COUNCIL ON THIS _____ DAY OF _____, 20 _____.

PLANNING COMMISSION RECOMMENDATION

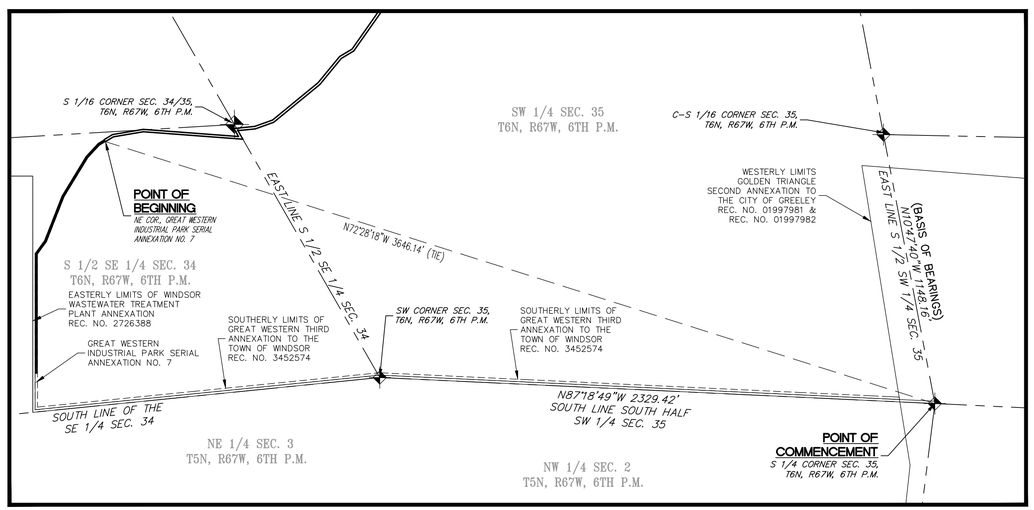
RECOMMENDED / NOT RECOMMENDED BY THE CITY OF GREELEY PLANNING COMMISSION THIS _____ DAY OF _____, 20 _____.

SURVEYOR'S CERTIFICATE

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

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

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



BASIS OF BEARINGS DETAIL
SCALE 1" = 300'

SCALE N.T.S.
DES RDS DWN JEL
DATE 2/12/2026

DATE	BY	REVISION DESCRIPTION

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

GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEX. 8
SEC. 34 & SEC. 35, T6N, R67W, 6TH P.M.
WELD COUNTY, COLORADO

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

SHEET 1 OF 6 SHEETS

54825-07
JOB NO.

GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION MAP NO. 8 OF 15

TO THE CITY OF GREELEY, COLORADO

LOCATED IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 34 AND THE WEST HALF OF SECTION 35
TOWNSHIP 6 NORTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN
COUNTY OF WELD, STATE OF COLORADO
PROJECT NUMBER: ANX2025-0009

SEE RIGHT

S36°05'31"W 65.68'
UNINCORPORATED WELD COUNTY
OWNER: GLOBALAI (COLORADO) LLC
N36°05'31"E 66.08'
S36°05'31"W 64.90'
N36°05'31"E 65.29'
CACHE LA POUDRE RIVER
OWNER: VIMA OZ LLC
WESTERLY LIMITS OF GREAT WESTERN THIRD ANNEXATION TO THE TOWN OF WINDSOR REC. NO. 3452574
TOWN OF WINDSOR
OWNER: TOWN OF WINDSOR
TOWN OF WINDSOR
OWNER: GWIP LLC
N00°00'37"W 501.11'
S00°00'37"E 499.15'
S 1/2 SE 1/4 SEC. 34 T6N, R67W, 6TH P.M.
S00°00'37"E 500.46'
N00°00'37"W 499.80'
OWNER: WINDSOR RENEWAL I, LLC
EASTERLY LIMITS OF WINDSOR WASTEWATER TREATMENT PLANT ANNEXATION REC. NO. 2726388
L4
L2
GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 7

N
0' 15' 30' 60'
SCALE: 1" = 30'

S 1/2 SE 1/4 SEC. 34 T6N, R67W, 6TH P.M.

N58°40'04"E 30.10'
N58°40'04"E 41.07'
S58°40'04"W 29.83'
L5
L3
L1
N58°40'04"E 29.55'
S58°40'04"W 39.15'
SEE SHEET 3
N72°28'18"W 3646.14' (TIE)
TIE TO POINT OF COMMENCEMENT SEE DETAIL SHEET 1
N42°52'20"E 73.44'
POINT OF BEGINNING
NE COR, GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 7
S42°52'20"W 72.96'
S58°40'04"W 29.27'
S42°52'20"W 72.00'
N42°52'20"E 72.48'
CACHE LA POUDRE RIVER
UNINCORPORATED WELD COUNTY
OWNER: GLOBALAI (COLORADO) LLC
N31°18'44"E 193.79'
WESTERLY LIMITS OF GREAT WESTERN THIRD ANNEXATION TO THE TOWN OF WINDSOR REC. NO. 3452574
S31°18'44"W 193.41'
EASTERLY LIMITS OF WINDSOR WASTEWATER TREATMENT PLANT ANNEXATION REC. NO. 2726388
S31°18'44"W 192.66'
TOWN OF WINDSOR
N31°18'44"E 193.03'
OWNER: GWIP LLC
N21°21'55"E 201.53'
OWNER: WINDSOR RENEWAL I, LLC
S 1/2 SE 1/4 SEC. 34 T6N, R67W, 6TH P.M.
S21°21'55"W 201.79'
S21°21'55"W 201.62'
N21°21'55"E 201.70'

SEE LEFT

LEGEND

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

LINE TABLE		
LINE	BEARING	LENGTH
L1	N31°19'56"W	2.00'
L2	S89°59'23"W	2.00'
L3	N31°19'56"W	2.00'
L4	S89°59'23"W	2.00'
L5	N31°19'56"W	2.00'

SCALE 1"=30'
DES RDS
DWN JEL
DATE 2/12/2026

DATE	BY	REVISION DESCRIPTION

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WELD COUNTY, COLORADO
PREPARED FOR
REDLAND
1500 WEST CANAL COURT, LITTLETON, CO 80120

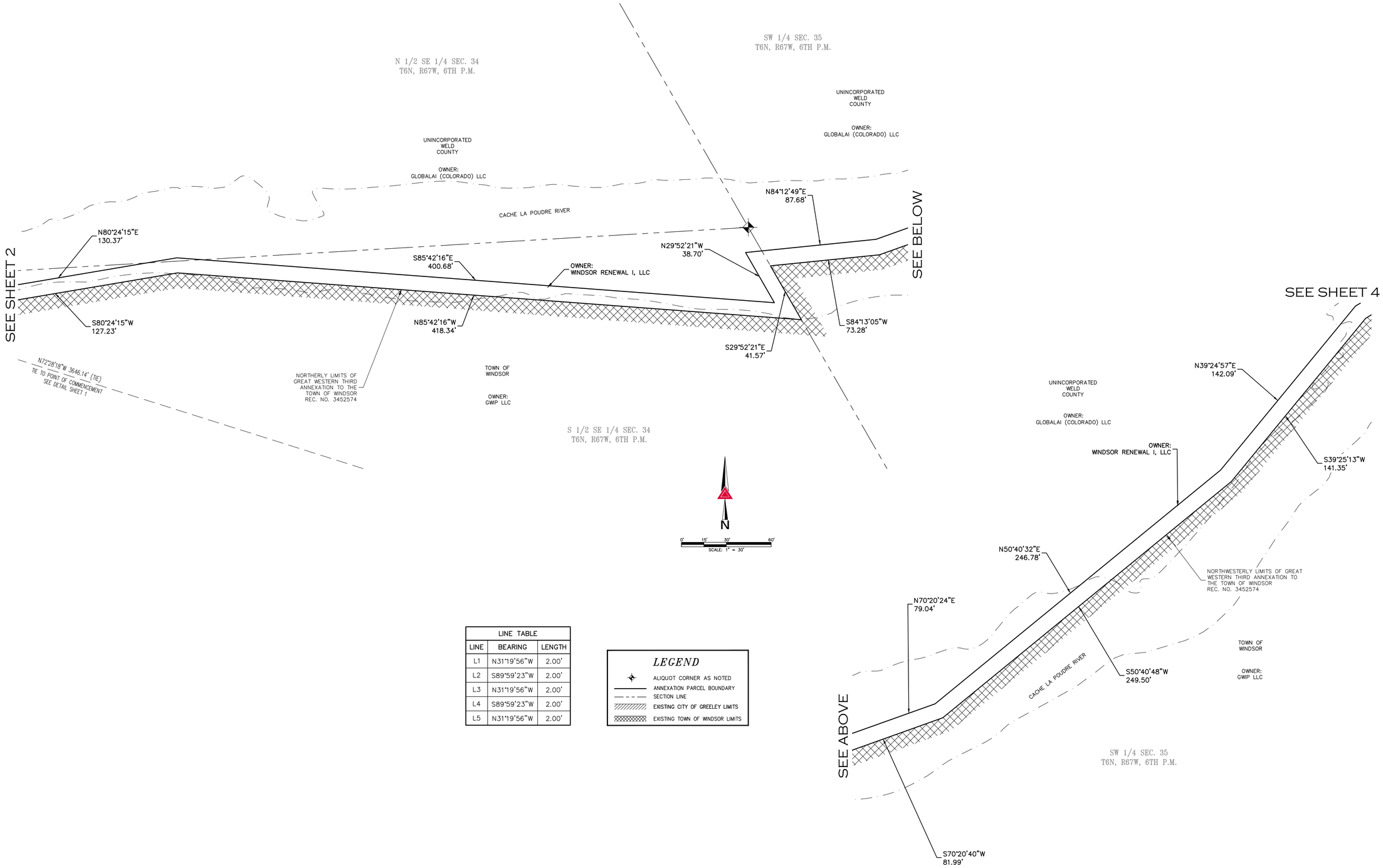
SHEET 2 OF 6 SHEETS

54825-07
JOB NO.

GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION MAP NO. 8 OF 15

TO THE CITY OF GREELEY, COLORADO

LOCATED IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 34 AND THE WEST HALF OF SECTION 35
TOWNSHIP 6 NORTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN
COUNTY OF WELD, STATE OF COLORADO
PROJECT NUMBER: ANX2025-0009



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L5	N31°19'56"W	2.00'

LEGEND

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

SCALE 1"=30'
DES RDS
DWN JEL
DATE 2/12/2026

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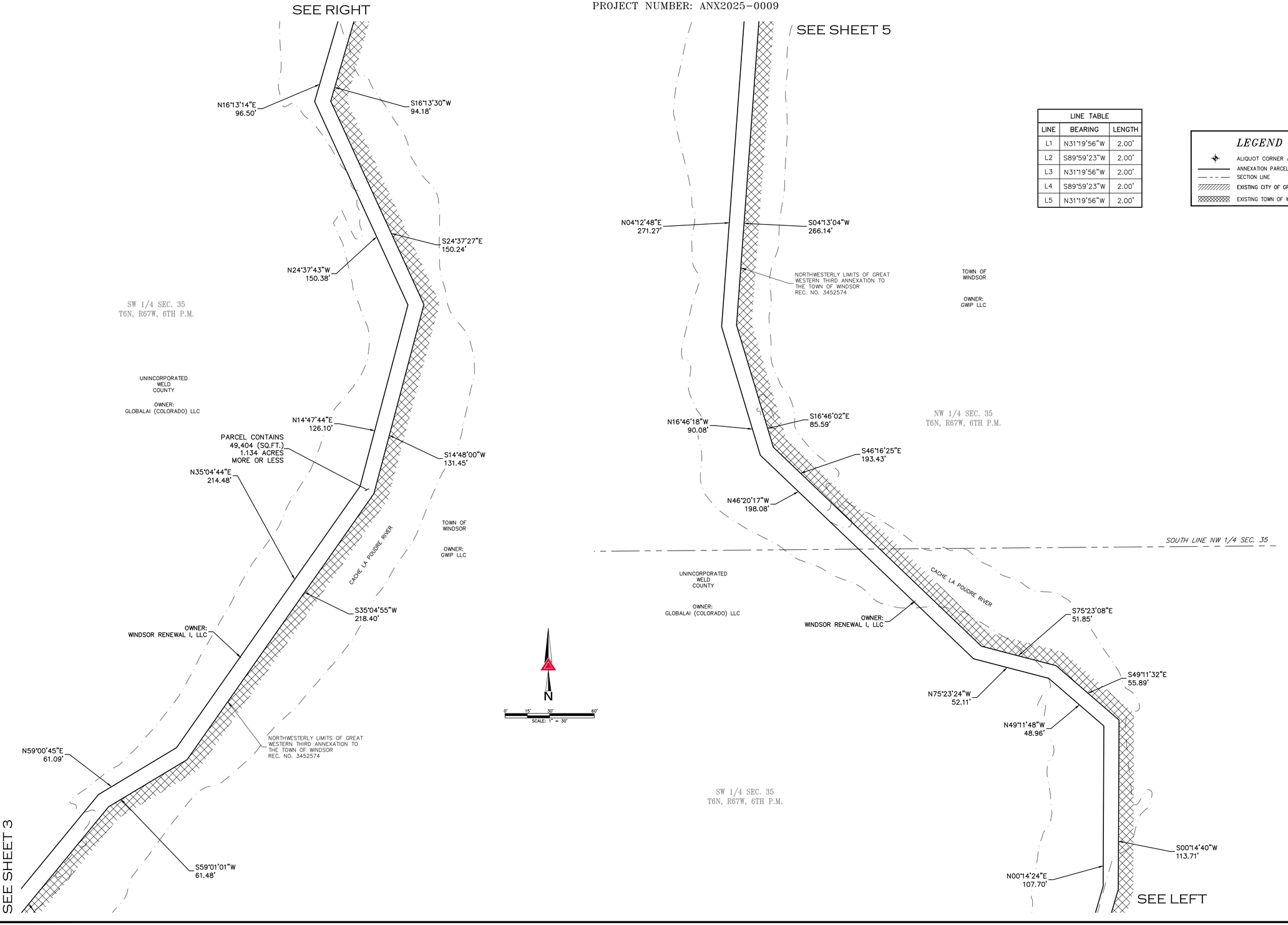
SHEET 3 OF 6 SHEETS

JOB NO. 54825-07

GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION MAP NO. 8 OF 15

TO THE CITY OF GREELEY, COLORADO

LOCATED IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 34 AND THE WEST HALF OF SECTION 35
TOWNSHIP 6 NORTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN
COUNTY OF WELD, STATE OF COLORADO
PROJECT NUMBER: ANX2025-0009



LINE TABLE		
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L5	N31°19'56"W	2.00'

LEGEND

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

SCALE 1"=30'
DES RDS
DWN JEL
DATE 2/12/2026

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SHEET 4 OF 6 SHEETS

JOB NO. 54825-07

GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION MAP NO. 8 OF 15

TO THE CITY OF GREELEY, COLORADO

LOCATED IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 34 AND THE WEST HALF OF SECTION 35
TOWNSHIP 6 NORTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN
COUNTY OF WELD, STATE OF COLORADO
PROJECT NUMBER: ANX2025-0009

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L3	N31°19'56"W	2.00'
L4	S89°59'23"W	2.00'
L5	N31°19'56"W	2.00'

LEGEND

- ALIQUOT CORNER AS NOTED
- ANNEXATION PARCEL BOUNDARY
- SECTION LINE
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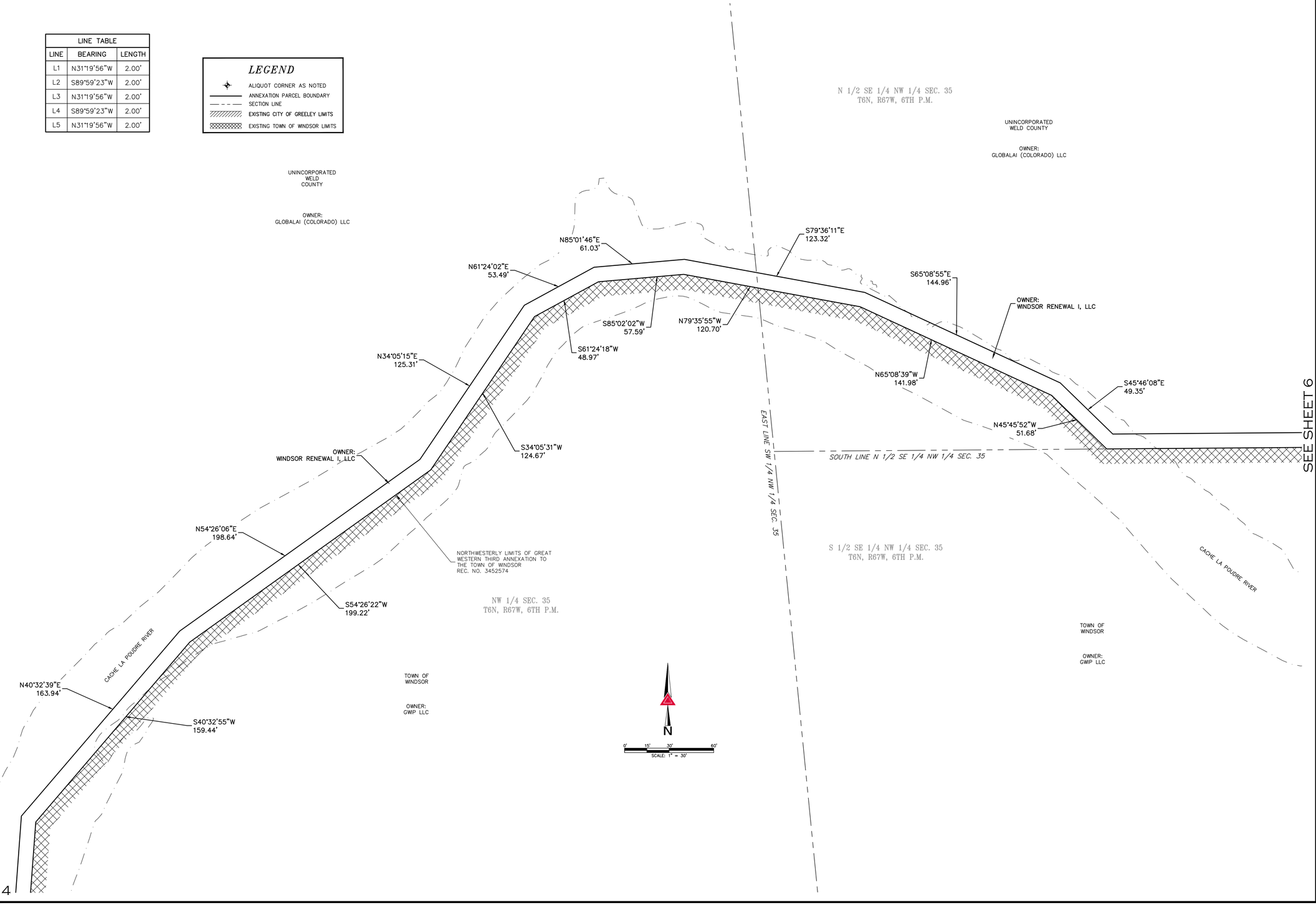

SCALE	DES	DRN	DATE
1"=30'	RDS	JEL	2/12/2026

DATE	BY	REVISION DESCRIPTION

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SHEET 5 OF 6 SHEETS

JOB NO. 54825-07

GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION MAP NO. 8 OF 15

TO THE CITY OF GREELEY, COLORADO

LOCATED IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 34 AND THE WEST HALF OF SECTION 35
TOWNSHIP 6 NORTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN
COUNTY OF WELD, STATE OF COLORADO
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LEGEND

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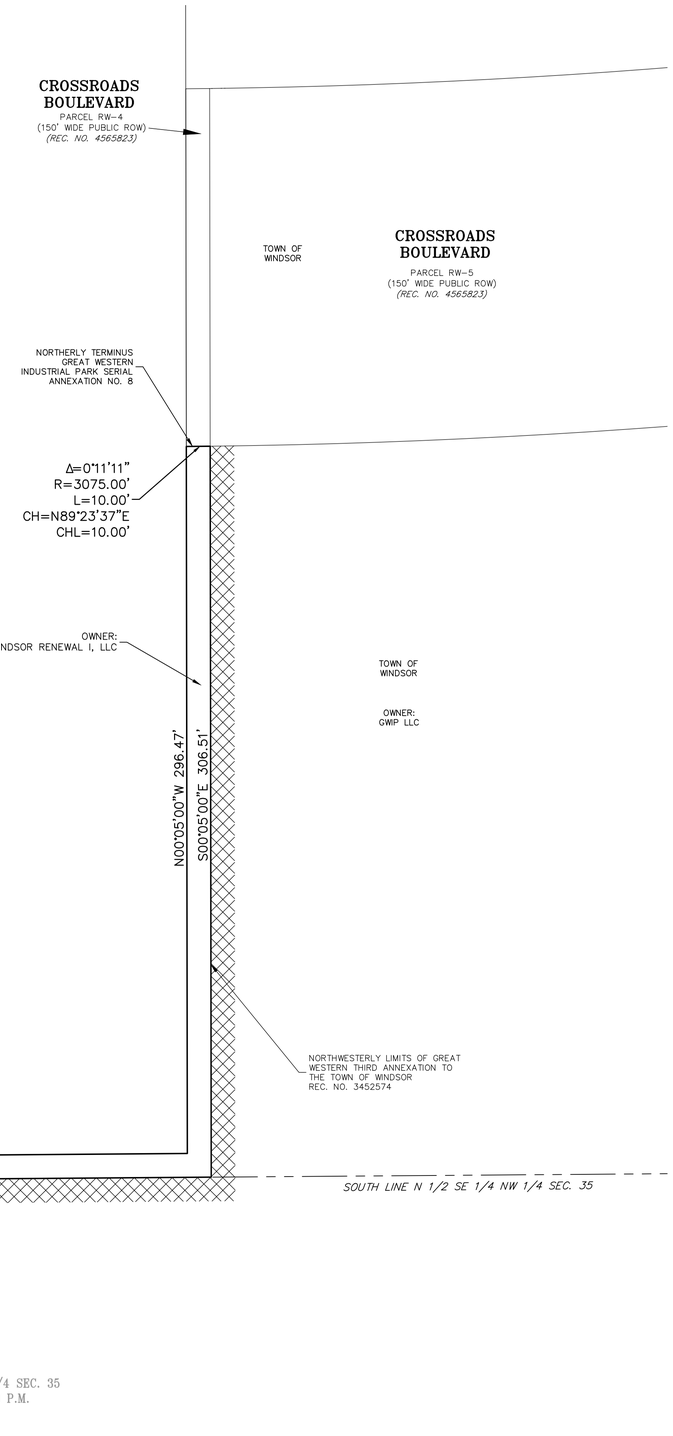
- SECTION LINE
- EXISTING CITY OF GREELEY LIMITS
- EXISTING TOWN OF WINDSOR LIMITS

N

0' 15' 30' 60'
SCALE: 1" = 30'



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DWN JEL
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WELD COUNTY, COLORADO

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REDLAND
1500 WEST CANAL COURT, LITTLETON, CO 80120

SHEET 6 OF 6 SHEETS

JOB NO. 54825-07

PETITION FOR ANNEXATION
(GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 9 OF 15)

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

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

In support of this Petition, Petitioner alleges as follows:

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

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

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

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

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

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

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

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

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

(f) In establishing the boundaries of the Property, no land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate:

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

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

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

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

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

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

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

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

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

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

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

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

(c) Within the annexation boundary map, the location of each ownership tract in unplatted land and, if part or all of the area is platted, the boundaries and the plat numbers of plots or of lots and blocks.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

[*Signature pages and Exhibits follow this page*]

PROPERTY OWNER/PETITIONER

Windsor Renewal I, LLC
a Colorado limited liability company

By: _____
Name: Robert Walker
Title: Authorized Signatory

Date: 11/24, 2025

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

Is Petitioner a resident of the Property? No

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

EXHIBIT A-1
LEGAL DESCRIPTION OF PROPERTY

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

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

THENCE NORTH 18°56'58" WEST, A DISTANCE OF 3,561.27 FEET TO THE **POINT OF BEGINNING**, BEING THE NORTHWEST CORNER OF CROSSROADS BOULEVARD AS DESCRIBED AS PARCEL RW-4 IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER 4565823 IN THE RECORDS OF THE WELD COUNTY CLERK AN RECORDER, SAID POINT BEARING NORTH 00°04'30" WEST, A DISTANCE OF 150.00 FEET FROM THE NORTHWEST CORNER OF GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 8;

THENCE NORTH 00°04'30" WEST, A DISTANCE OF 11.07 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 00°04'30" EAST, A DISTANCE OF 8.98 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 6.00 FEET;

THENCE NORTH 00°04'29" WEST, A DISTANCE OF 8.98 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 00°04'29" EAST, A DISTANCE OF 10.97 FEET TO THE NORTHEAST CORNER OF SAID PARCEL RW-4, BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 2,925.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 00°43'53" WEST;

THENCE WESTERLY ALONG THE NORTHERLY BOUNDARY OF SAID PARCEL RW-4 AND SAID CURVE THROUGH A CENTRAL ANGLE OF 00°11'45", AN ARC LENGTH OF 10.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.001 ACRES, (56 SQUARE FEET), MORE OR LESS.

EXHIBIT A-2
LEGAL DESCRIPTION OF LAND OWNED BY PETITIONER

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

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THENCE SOUTH 00°04'30" EAST, A DISTANCE OF 8.98 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 6.00 FEET;

THENCE NORTH 00°04'29" WEST, A DISTANCE OF 8.98 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

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CONTAINING AN AREA OF 0.001 ACRES, (56 SQUARE FEET), MORE OR LESS.

Affidavit of Circulator
(Great Western Industrial Park Serial Annexation No. 9 of 15)

STATE OF COLORADO)
) ss.
COUNTY OF Denver)

Christopher Morton being first duly sworn, states upon oath that he/she is the circulator of the Petition for Annexation to which this Affidavit is attached and knows of his/her own knowledge that the signature of each Property Owner/Petitioner appearing on said Petition for Annexation is the signature of the person whose name it purports it to be.

(Signature of Circulator)

The foregoing Affidavit was subscribed and sworn to before me this 24th day of November, 2025, by Christopher Morton.

Witness my hand and official seal.

My commission expires: 2/25/26

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

Notary Public

ANNEXATION NO. 9

LEGAL DESCRIPTION

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

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THENCE NORTH 18°56’58” WEST, A DISTANCE OF 3,561.27 FEET TO THE **POINT OF BEGINNING**, BEING THE NORTHWEST CORNER OF CROSSROADS BOULEVARD AS DESCRIBED AS PARCEL RW-4 IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER 4565823 IN THE RECORDS OF THE WELD COUNTY CLERK AN RECORDER, SAID POINT BEARING NORTH 00°04’30” WEST, A DISTANCE OF 150.00 FEET FROM THE NORTHWEST CORNER OF GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 8;

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THENCE NORTH 00°04'29" WEST, A DISTANCE OF 8.98 FEET;

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CONTAINING AN AREA OF 0.001 ACRES, (56 SQUARE FEET), MORE OR LESS.

GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION MAP NO. 9 OF 15

TO THE CITY OF GREELEY, COLORADO

LOCATED IN THE NORTHWEST QUARTER OF SECTION 35
TOWNSHIP 6 NORTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN
COUNTY OF WELD, STATE OF COLORADO
PROJECT NUMBER: ANX2025-0008

LEGAL DESCRIPTION

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

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CONTAINING AN AREA OF 0.001 ACRES, (56 SQUARE FEET), MORE OR LESS.

_____ _____
SIGNATURE OF OWNER DATE

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

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

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

CONTIGUITY

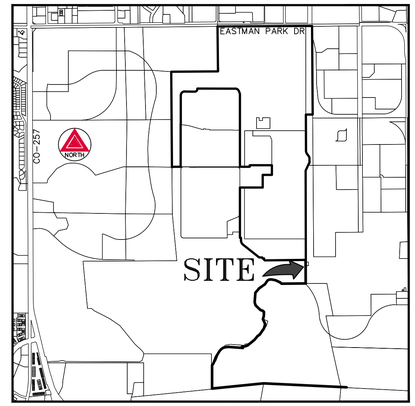
TOTAL PERIMETER BEING ANNEXED = 60.00'
MINIMUM REQUIRED CONTIGUITY = 10.00'
TOTAL PERIMETER CONTIGUOUS TO CITY OF GREELEY = 10.00'
CONTIGUOUS PERIMETER PERCENTAGE = 16.67%
TOTAL ANNEXED AREA = 56 SQ. FT. OR 0.001 ACRES, MORE OR LESS

STATEMENT OF INTENT

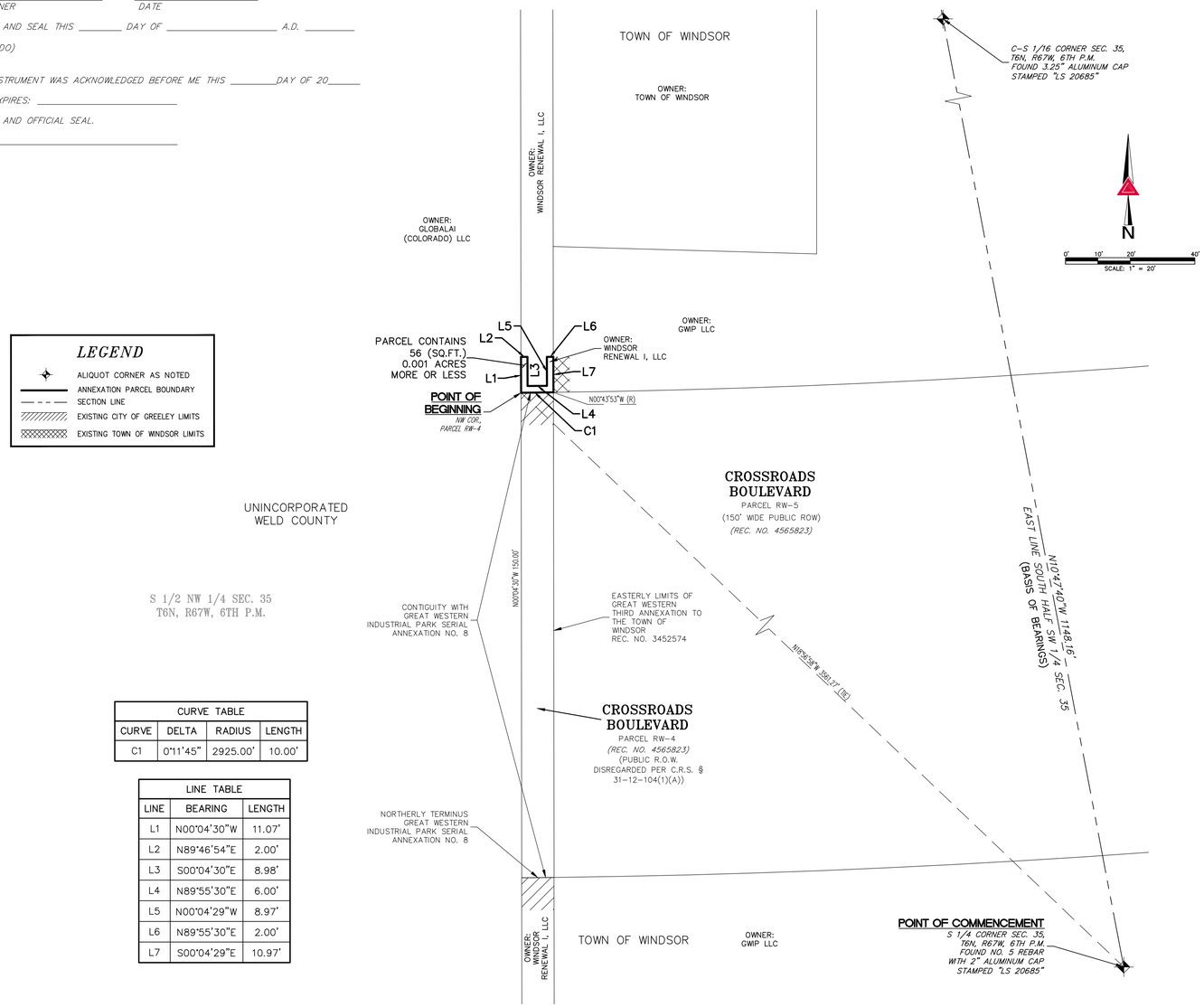
THE LANDOWNERS OF THE PROPERTY DESCRIBED IN THE GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION MAP NOS. 1-15, SUCH LANDOWNERS OWNING 100% OF SUCH PROPERTY, INTEND TO ANNEX THEIR PROPERTY INTO THE CITY OF GREELEY.

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE ASSUMED AND ARE BASED ON THE EAST LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35, WHICH BEARS NORTH 10°47'40" WEST, A DISTANCE OF 1148.16 FEET.
2. UNITS SHOWN HEREON ARE IN U.S. SURVEY FEET.
3. THIS ANNEXATION MAP HAS BEEN PREPARED FROM RECORD INFORMATION AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY.



VICINITY MAP
SCALE 1" = 2000'



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	0°11'45"	2925.00'	10.00'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°04'30"W	11.07'
L2	N89°46'54"E	2.00'
L3	S00°04'30"E	8.98'
L4	N89°55'30"E	6.00'
L5	N00°04'29"W	8.97'
L6	N89°55'30"E	2.00'
L7	S00°04'29"E	10.97'

CERTIFICATE OF APPROVAL BY THE COMMUNITY DEVELOPMENT DIRECTOR

APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR ON THIS ____ DAY

OF _____, 20 _____.

_____
DIRECTOR OF COMMUNITY DEVELOPMENT

CERTIFICATE OF APPROVAL BY THE DEVELOPMENT REVIEW MANAGER

APPROVED BY THE DEVELOPMENT REVIEW MANAGER ON THIS _____ DAY

OF _____, 20 _____.

_____
DEVELOPMENT REVIEW MANAGER

CITY COUNCIL APPROVAL

APPROVED BY THE GREELEY CITY COUNCIL ON THIS _____ DAY

OF _____, 20 _____.

PLANNING COMMISSION RECOMMENDATION

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

OF _____, 20 _____.

SURVEYOR'S CERTIFICATE

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

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

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

SCALE	DRN	DATE
1"=20'	JEL	2/12/2026
	RDS	

DATE	BY	REVISION DESCRIPTION

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

GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEX. 9
NW 1/4, SEC. 35, T6N, R67W, 6TH P.M.
WELD COUNTY, COLORADO

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

SHEET 1 OF 1 SHEETS

54825-07
JOB NO.

PETITION FOR ANNEXATION
(GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 10 OF 15)

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

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

In support of this Petition, Petitioner alleges as follows:

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

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

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

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

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

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

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

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

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

(f) In establishing the boundaries of the Property, no land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate:

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

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

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

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

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

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

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

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

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

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

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

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

(c) Within the annexation boundary map, the location of each ownership tract in unplatted land and, if part or all of the area is platted, the boundaries and the plat numbers of plots or of lots and blocks.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

[*Signature pages and Exhibits follow this page*]

PROPERTY OWNER/PETITIONER

Windsor Renewal I, LLC
a Colorado limited liability company

By: _____
Name: Robert Walker
Title: Authorized Signatory

Date: 11/24, 2025

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

Is Petitioner a resident of the Property? No

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

EXHIBIT A-1
LEGAL DESCRIPTION OF PROPERTY

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

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THENCE NORTH 18°44'24" WEST, A DISTANCE OF 3,568.54 FEET TO THE **POINT OF BEGINNING**, BEING THE NORTHEAST CORNER OF GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 9;

THENCE, ALONG THE NORTHERLY BOUNDARY OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 9, THE FOLLOWING FIVE (5) COURSES;

1. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;
2. SOUTH 00°04'30" EAST, A DISTANCE OF 8.98 FEET;
3. SOUTH 89°55'30" WEST, A DISTANCE OF 6.00 FEET;
4. NORTH 00°04'30" WEST, A DISTANCE OF 8.98 FEET;
5. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 00°04'30" WEST, A DISTANCE OF 24.90 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 00°04'30" EAST, A DISTANCE OF 19.90 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 00°04'30" WEST, A DISTANCE OF 19.90 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 00°04'30" EAST, A DISTANCE OF 19.90 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 00°04'30" WEST, A DISTANCE OF 19.90 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 00°04'30" EAST, A DISTANCE OF 24.90 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.005 ACRES, (223 SQUARE FEET), MORE OR LESS.

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2. SOUTH 00°04'30" EAST, A DISTANCE OF 8.98 FEET;
3. SOUTH 89°55'30" WEST, A DISTANCE OF 6.00 FEET;
4. NORTH 00°04'30" WEST, A DISTANCE OF 8.98 FEET;
5. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 00°04'30" WEST, A DISTANCE OF 24.90 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 00°04'30" EAST, A DISTANCE OF 19.90 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 00°04'30" WEST, A DISTANCE OF 19.90 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 00°04'30" EAST, A DISTANCE OF 19.90 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 00°04'30" WEST, A DISTANCE OF 19.90 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 00°04'30" EAST, A DISTANCE OF 24.90 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.005 ACRES, (223 SQUARE FEET), MORE OR LESS.

Affidavit of Circulator
(Great Western Industrial Park Serial Annexation No. 10 of 15)

STATE OF COLORADO)
) ss.
COUNTY OF Denver)

Christopher Morton being first duly sworn, states upon oath that he/she is the circulator of the Petition for Annexation to which this Affidavit is attached and knows of his/her own knowledge that the signature of each Property Owner/Petitioner appearing on said Petition for Annexation is the signature of the person whose name it purports it to be.

(Signature of Circulator)

The foregoing Affidavit was subscribed and sworn to before me this 24th day of November, 2025, by Christopher Morton.

Witness my hand and official seal.

My commission expires: 2/25/26

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

Notary Public

ANNEXATION NO. 10

LEGAL DESCRIPTION

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

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

THENCE NORTH 18°44’24” WEST, A DISTANCE OF 3,568.54 FEET TO THE **POINT OF BEGINNING**, BEING THE NORTHEAST CORNER OF GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 9;

THENCE, ALONG THE NORTHERLY BOUNDARY OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 9, THE FOLLOWING FIVE (5) COURSES;

1. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;
2. SOUTH 00°04'30" EAST, A DISTANCE OF 8.98 FEET;
3. SOUTH 89°55'30" WEST, A DISTANCE OF 6.00 FEET;
4. NORTH 00°04'30" WEST, A DISTANCE OF 8.98 FEET;
5. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 00°04'30" WEST, A DISTANCE OF 24.90 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 00°04'30" EAST, A DISTANCE OF 19.90 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 00°04'30" WEST, A DISTANCE OF 19.90 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 00°04'30" EAST, A DISTANCE OF 19.90 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 00°04'30" WEST, A DISTANCE OF 19.90 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 00°04'30" EAST, A DISTANCE OF 24.90 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.005 ACRES, (223 SQUARE FEET), MORE OR LESS.

GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION MAP NO. 10 OF 15

TO THE CITY OF GREELEY, COLORADO

LOCATED IN THE NORTHWEST QUARTER OF SECTION 35
TOWNSHIP 6 NORTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN
COUNTY OF WELD, STATE OF COLORADO
PROJECT NUMBER: ANX2025-0014

LEGAL DESCRIPTION

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

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THENCE NORTH 18°44'24" WEST, A DISTANCE OF 3,568.54 FEET TO THE POINT OF BEGINNING, BEING THE NORTHEAST CORNER OF GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 9;

THENCE, ALONG THE NORTHERLY BOUNDARY OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 9, THE FOLLOWING FIVE (5) COURSES;

1. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;
2. SOUTH 00°04'30" EAST, A DISTANCE OF 8.98 FEET;
3. SOUTH 89°55'30" WEST, A DISTANCE OF 6.00 FEET;
4. NORTH 00°04'30" WEST, A DISTANCE OF 8.98 FEET;
5. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 00°04'30" WEST, A DISTANCE OF 24.90 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 00°04'30" EAST, A DISTANCE OF 19.90 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 00°04'30" WEST, A DISTANCE OF 19.90 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 00°04'30" EAST, A DISTANCE OF 19.900 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 00°04'30" WEST, A DISTANCE OF 19.90 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 00°04'30" EAST, A DISTANCE OF 24.90 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 0.005 ACRES, (223 SQUARE FEET), MORE OR LESS.

_____ _____
SIGNATURE OF OWNER DATE

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

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

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

CONTIGUITY

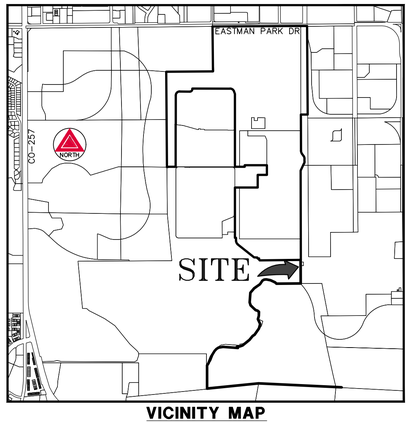
TOTAL PERIMETER BEING ANNEXED = 167.36'
MINIMUM REQUIRED CONTIGUITY = 27.89'
TOTAL PERIMETER CONTIGUOUS TO CITY OF GREELEY = 27.96'
CONTIGUOUS PERIMETER PERCENTAGE = 16.71%
TOTAL ANNEXED AREA = 223 SQ. FT. OR 0.005 ACRES, MORE OR LESS

STATEMENT OF INTENT

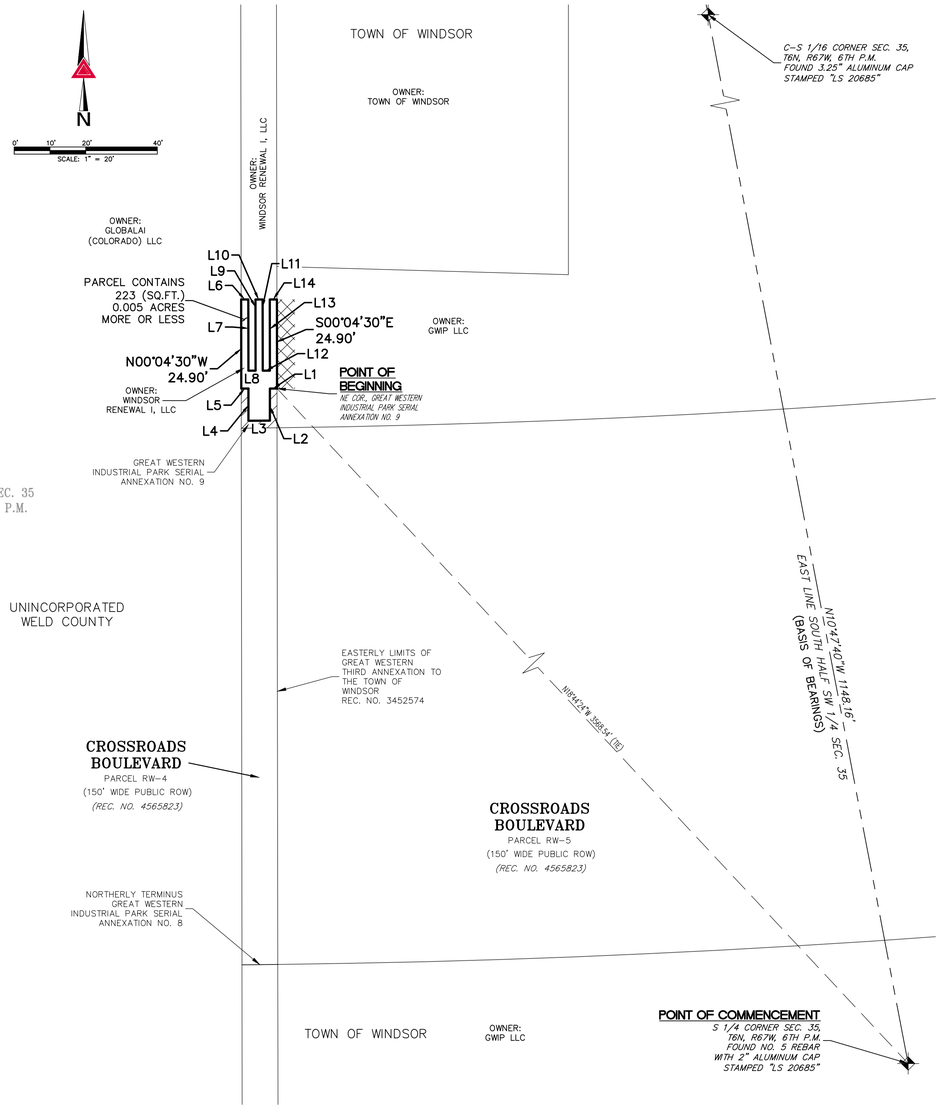
THE LANDOWNERS OF THE PROPERTY DESCRIBED IN THE GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION MAP NOS. 1-15, SUCH LANDOWNERS OWNING 100% OF SUCH PROPERTY, INTEND TO ANNEX THEIR PROPERTY INTO THE CITY OF GREELEY.

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE ASSUMED AND ARE BASED ON THE EAST LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35, WHICH BEARS NORTH 10°47'40" WEST, A DISTANCE OF 1148.16 FEET.
2. UNITS SHOWN HEREON ARE IN U.S. SURVEY FEET.
3. THIS ANNEXATION MAP HAS BEEN PREPARED FROM RECORD INFORMATION AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY.



VICINITY MAP
SCALE 1" = 2000'



LEGEND

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

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°55'30"W	2.00'
L2	S00°04'30"E	8.98'
L3	S89°55'30"W	6.00'
L4	N00°04'30"W	8.98'
L5	S89°55'30"W	2.00'
L6	N89°55'30"E	2.00'
L7	S00°04'30"E	19.90'
L8	N89°55'30"E	2.00'
L9	N00°04'30"W	19.90'
L10	N89°55'30"E	2.00'
L11	S00°04'30"E	19.90'
L12	N89°55'30"E	2.00'
L13	N00°04'30"W	19.90'
L14	N89°55'30"E	2.00'

CERTIFICATE OF APPROVAL BY THE COMMUNITY DEVELOPMENT DIRECTOR

APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR ON THIS ____ DAY OF _____, 20 _____.

_____
DIRECTOR OF COMMUNITY DEVELOPMENT

CERTIFICATE OF APPROVAL BY THE DEVELOPMENT REVIEW MANAGER

APPROVED BY THE DEVELOPMENT REVIEW MANAGER ON THIS _____ DAY OF _____, 20 _____.

_____
DEVELOPMENT REVIEW MANAGER

CITY COUNCIL APPROVAL

APPROVED BY THE GREELEY CITY COUNCIL ON THIS _____ DAY OF _____, 20 _____.

PLANNING COMMISSION RECOMMENDATION

RECOMMENDED / NOT RECOMMENDED BY THE CITY OF GREELEY PLANNING COMMISSION THIS _____ DAY OF _____, 20 _____.

SURVEYOR'S CERTIFICATE

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

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

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

SCALE 1"=20'
DES RDS DWN JEL
DATE 2/12/2026

DATE	BY	REVISION DESCRIPTION

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

GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEX. 10
NW 1/4, SEC. 35, T6N, R67W, 6TH P.M.
WELD COUNTY, COLORADO

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

SHEET 1 OF 1 SHEETS

54825-07
JOB NO.

PETITION FOR ANNEXATION
(GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 11 OF 15)

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

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

In support of this Petition, Petitioner alleges as follows:

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

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

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

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

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

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

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

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

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

(f) In establishing the boundaries of the Property, no land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate:

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

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

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

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

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

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

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

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

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

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

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

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

(c) Within the annexation boundary map, the location of each ownership tract in unplatted land and, if part or all of the area is platted, the boundaries and the plat numbers of plots or of lots and blocks.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

[*Signature pages and Exhibits follow this page*]

PROPERTY OWNER/PETITIONER

Windsor Renewal I, LLC
a Colorado limited liability company

By: _____
Name: Robert Walker
Title: Authorized Signatory

Date: 11/24, 2025

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

Is Petitioner a resident of the Property? No

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

EXHIBIT A-1
LEGAL DESCRIPTION OF PROPERTY

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

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

THENCE NORTH 18°36'14" WEST, A DISTANCE OF 3,592.14 FEET TO THE **POINT OF BEGINNING**, BEING THE NORTHEAST CORNER OF GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 10;

THENCE, ALONG THE NORTHERLY BOUNDARY OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 10, THE FOLLOWING NINE (9) COURSES;

1. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;
2. SOUTH 00°04'30" EAST, A DISTANCE OF 19.90 FEET;
3. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;
4. NORTH 00°04'30" WEST, A DISTANCE OF 19.90 FEET;
5. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;
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8. NORTH 00°04'30" WEST, A DISTANCE OF 19.90 FEET;
9. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 00°04'30" WEST, A DISTANCE OF 87.70 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 00°04'30" EAST, A DISTANCE OF 65.60 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 00°04'30" WEST, A DISTANCE OF 65.60 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 00°04'30" EAST, A DISTANCE OF 65.60 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 00°04'30" WEST, A DISTANCE OF 65.60 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 00°04'30" EAST, A DISTANCE OF 87.70 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.016 ACRES, (694 SQUARE FEET), MORE OR LESS.

EXHIBIT A-2
LEGAL DESCRIPTION OF LAND OWNED BY PETITIONER

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

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4. NORTH 00°04'30" WEST, A DISTANCE OF 19.90 FEET;
5. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;
6. SOUTH 00°04'30" EAST, A DISTANCE OF 19.90 FEET;
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CONTAINING AN AREA OF 0.016 ACRES, (694 SQUARE FEET), MORE OR LESS.

Affidavit of Circulator
(Great Western Industrial Park Serial Annexation No. 11 of 15)

STATE OF COLORADO)
) ss.
COUNTY OF Denver)

Christopher Morton being first duly sworn, states upon oath that he/she is the circulator of the Petition for Annexation to which this Affidavit is attached and knows of his/her own knowledge that the signature of each Property Owner/Petitioner appearing on said Petition for Annexation is the signature of the person whose name it purports it to be.

(Signature of Circulator)

The foregoing Affidavit was subscribed and sworn to before me this 24th day of November, 2025, by Christopher Morton.

Witness my hand and official seal.

My commission expires: 2/25/26

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

Constance Smith

Notary Public

ANNEXATION NO. 11

LEGAL DESCRIPTION

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

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

THENCE NORTH 18°36’14” WEST, A DISTANCE OF 3,592.14 FEET TO THE **POINT OF BEGINNING**, BEING THE NORTHEAST CORNER OF GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 10;

THENCE, ALONG THE NORTHERLY BOUNDARY OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 10, THE FOLLOWING NINE (9) COURSES;

1. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;
2. SOUTH 00°04'30" EAST, A DISTANCE OF 19.90 FEET;
3. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;
4. NORTH 00°04'30" WEST, A DISTANCE OF 19.90 FEET;
5. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;
6. SOUTH 00°04'30" EAST, A DISTANCE OF 19.90 FEET;
7. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;
8. NORTH 00°04'30" WEST, A DISTANCE OF 19.90 FEET;
9. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 00°04'30" WEST, A DISTANCE OF 87.70 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 00°04'30" EAST, A DISTANCE OF 65.60 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 00°04'30" WEST, A DISTANCE OF 65.60 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 00°04'30" EAST, A DISTANCE OF 65.60 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 00°04'30" WEST, A DISTANCE OF 65.60 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 00°04'30" EAST, A DISTANCE OF 87.70 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.016 ACRES, (694 SQUARE FEET), MORE OR LESS.

GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION MAP NO. 11 OF 15

TO THE CITY OF GREELEY, COLORADO

LOCATED IN THE NORTHWEST QUARTER OF SECTION 35
TOWNSHIP 6 NORTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN
COUNTY OF WELD, STATE OF COLORADO
PROJECT NUMBER: ANX2025-0015

LEGAL DESCRIPTION

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

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THENCE NORTH 18°36'14" WEST, A DISTANCE OF 3,592.14 FEET TO THE POINT OF BEGINNING, BEING THE NORTHEAST CORNER OF GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 10;

THENCE, ALONG THE NORTHERLY BOUNDARY OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 10, THE FOLLOWING NINE (9) COURSES;

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2. SOUTH 00°04'30" EAST, A DISTANCE OF 19.90 FEET;
3. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;
4. NORTH 00°04'30" WEST, A DISTANCE OF 19.90 FEET;
5. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;
6. SOUTH 00°04'30" EAST, A DISTANCE OF 19.90 FEET;
7. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;
8. NORTH 00°04'30" WEST, A DISTANCE OF 19.90 FEET;
9. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 00°04'30" WEST, A DISTANCE OF 87.70 FEET;
THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;
THENCE SOUTH 00°04'30" EAST, A DISTANCE OF 65.60 FEET;
THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;
THENCE NORTH 00°04'30" WEST, A DISTANCE OF 65.60 FEET;
THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;
THENCE SOUTH 00°04'30" EAST, A DISTANCE OF 65.60 FEET;
THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;
THENCE NORTH 00°04'30" WEST, A DISTANCE OF 65.60 FEET;
THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;
THENCE SOUTH 00°04'30" EAST, A DISTANCE OF 87.70 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 0.016 ACRES, (694 SQUARE FEET), MORE OR LESS.

_____ _____
SIGNATURE OF OWNER DATE

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

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

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

CONTIGUITY

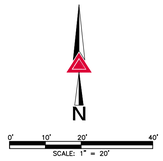
TOTAL PERIMETER BEING ANNEXED = 537.40'
MINIMUM REQUIRED CONTIGUITY = 89.57'
TOTAL PERIMETER CONTIGUOUS TO CITY OF GREELEY = 89.60'
CONTIGUOUS PERIMETER PERCENTAGE = 16.67%
TOTAL ANNEXED AREA = 694 SQ. FT. OR 0.016 ACRES, MORE OR LESS

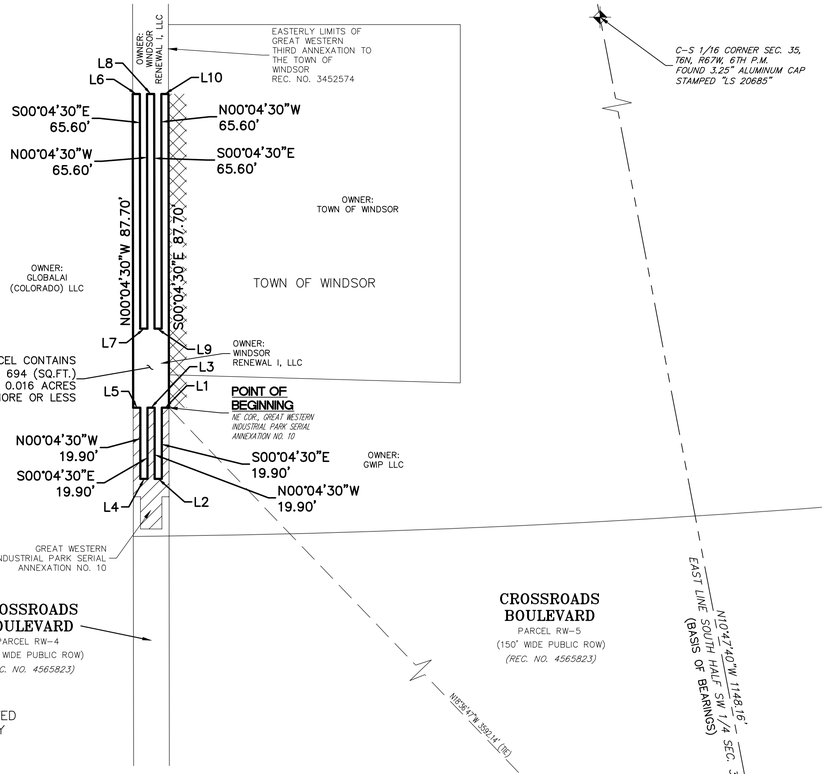
STATEMENT OF INTENT

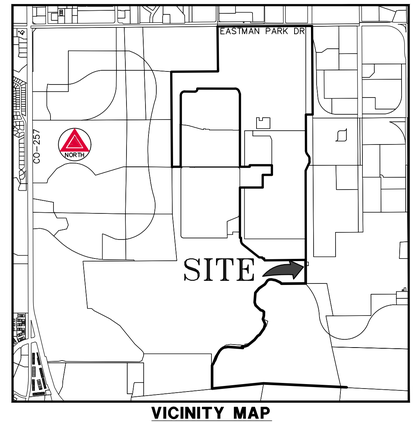
THE LANDOWNERS OF THE PROPERTY DESCRIBED IN THE GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION MAP NOS. 1-15, SUCH LANDOWNERS OWNING 100% OF SUCH PROPERTY, INTEND TO ANNEX THEIR PROPERTY INTO THE CITY OF GREELEY.

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE ASSUMED AND ARE BASED ON THE EAST LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35, WHICH BEARS NORTH 10°47'40" WEST, A DISTANCE OF 1148.16 FEET.
2. UNITS SHOWN HEREON ARE IN U.S. SURVEY FEET.
3. THIS ANNEXATION MAP HAS BEEN PREPARED FROM RECORD INFORMATION AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY.







VICINITY MAP
SCALE 1" = 2000'

LEGEND

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

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°55'30"W	2.00'
L2	S89°55'30"W	2.00'
L3	S89°55'30"W	2.00'
L4	S89°55'30"W	2.00'
L5	S89°55'30"W	2.00'
L6	N89°55'30"E	2.00'
L7	N89°55'30"E	2.00'
L8	N89°55'30"E	2.00'
L9	N89°55'30"E	2.00'
L10	N89°55'30"E	2.00'

CERTIFICATE OF APPROVAL BY THE COMMUNITY DEVELOPMENT DIRECTOR

APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR ON THIS _____ DAY

OF _____, 20 _____.

_____
DIRECTOR OF COMMUNITY DEVELOPMENT

CERTIFICATE OF APPROVAL BY THE DEVELOPMENT REVIEW MANAGER

APPROVED BY THE DEVELOPMENT REVIEW MANAGER ON THIS _____ DAY

OF _____, 20 _____.

_____
DEVELOPMENT REVIEW MANAGER

CITY COUNCIL APPROVAL

APPROVED BY THE GREELEY CITY COUNCIL ON THIS _____ DAY

OF _____, 20 _____.

PLANNING COMMISSION RECOMMENDATION

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

OF _____, 20 _____.

SURVEYOR'S CERTIFICATE

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

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

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

SCALE 1"=20'
DRN JEL
CHD RDS
DATE 2/12/2026

DATE	BY	REVISION DESCRIPTION

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

GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEX. 11
NW 1/4, SEC. 35, T6N, R67W, 6TH P.M.
WELD COUNTY, COLORADO
PREPARED FOR
REDLAND
1500 WEST CANAL COURT, LITTLETON, CO 80120

SHEET 1 OF 1 SHEETS

54825-07
JOB NO.

PETITION FOR ANNEXATION
(GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 12 OF 15)

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

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

In support of this Petition, Petitioner alleges as follows:

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

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

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

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

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

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

(c) A community of interest exists between the Property and the City.

(d) The Property is urban or will be urbanized in the near future.

(e) The Property is integrated or is capable of being integrated with the City.

(f) In establishing the boundaries of the Property, no land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate:

(i) has been divided into separate parts or parcels without the written consent of the landowners thereof unless such tracts or parcels are separated by a dedicated street, road or other public way; or

(ii) comprising twenty acres or more (which, together with the buildings and improvements situated thereon has a valuation for assessment in excess of two hundred thousand dollars for ad valorem tax purposes for the year next preceding the annexation) is included without the written consent of the landowners.

(g) The Property is not presently a part of any incorporated city, city and county, or town; no proceedings have been commenced for incorporation or annexation of part or all of the Property to another municipality; nor has any election for annexation of the Property or substantially the same territory to the City been held within the twelve months immediately preceding the filing of this Petition.

(h) Annexation of the Property will not result in the detachment of area from any school district and the attachment of the same to another school district.

(i) Except to the extent necessary to avoid dividing parcels within the Property held in identical ownership, at least fifty percent of which are within the three mile limit, annexation of the Property will not have the effect of extending a municipal boundary more than three miles in any direction from any point of the City boundary in any one year.

(j) In establishing the boundaries of the Property, if a portion of a platted street or alley is annexed, the entire width of said street or alley is included, and annexation of the Property will not result in the denial of reasonable access to any landowner, owner of an easement, or owner of a franchise adjoining a platted street or alley which has been annexed by the City but is not bounded on both sides by the City.

3. Petitioner comprises more than fifty percent of the landowners of the Property and owns more than fifty percent of the Property, excluding public streets and alleys and any land owned by the City.

4. The mailing address of Petitioner and the date of signing of Petitioner's signature are shown on this Petition.

5. The legal description of the land owned by Petitioner is set forth in Exhibit A-2 attached to this Petition.

6. Accompanying this Petition are the original and four copies of an annexation boundary map in the form required by Section 31-12-107(1)(d) of the Act and containing the following information:

(a) A written legal description of the boundaries of the Property.

(b) A map showing the boundary of the Property.

(c) Within the annexation boundary map, the location of each ownership tract in unplatted land and, if part or all of the area is platted, the boundaries and the plat numbers of plots or of lots and blocks.

(d) Next to the boundary of the Property, a drawing of the contiguous boundary of the City and the contiguous boundary of any other municipality abutting the Property.

(e) A Surveyor's certificate prepared by a registered land surveyor that attests to the preparation of the map and certifies that the Property has at least one-sixth (1/6) contiguity to the City.

7. To the extent the Property or any portion thereof has not previously been so included, as an express condition of annexation of the Property to the City, Petitioner consents to the Property's inclusion into the Northern Colorado Water Conservancy District (the "**District**") and the municipal subdistrict (the "**Subdistrict**") pursuant to C.R.S. Section 37-45-136 (3.6). Upon inclusion into the District and Subdistrict, the Property will be subject to the same mill levies and special assessments as are levied or will be levied on other similarly situated property in the District and Subdistrict at the time of inclusion of the Property. Petitioner waives any right which may exist to: (a) an election pursuant to Article X, Section 20, of the Colorado Constitution before the District and Subdistrict can impose mill levies and special assessments; and (b) a refund pursuant to Article X, Section 20, of the Colorado Constitution.

8. Petitioner has filed this Petition subject to, and Petitioner's consent to the City's annexation of the Property is conditioned upon satisfaction of, the following conditions, any one or more of which Petitioner may waive in its sole discretion:

(a) Concurrently with approving annexation of the Property, the City approves, in form and substance satisfactory to Petitioner, the following (the "**Approvals**"):

(i) As applicable pursuant to the Act and/or the City's land use regulations, and to the extent not previously accomplished: (A) an update to the City's three-mile plan with respect to the Property in accordance with Section 31-12-105(1)(e)(I) of the Act; and (B) prior to acting on Petitioner's zoning application, an amendment to the City's comprehensive plan to update the Long Range Expected Growth Area and Land Use Guidance Map to conform to Petitioner's requested zoning; and

(ii) Zoning for the Property that is substantially consistent with the application for zoning which Petitioner submits in connection with this Petition; and

(iii) Execution of an annexation and development agreement ("**Annexation Agreement**") which addresses, among other matters: (A) the general plan for development of the Property; and (B) the establishment of statutory vested property rights for a term greater than three years pursuant to Article 68, Title 24, C.R.S, on terms and conditions mutually acceptable to Petitioner and the City; and

(iv) Such ordinances and/or resolutions as may be required to implement provisions of the Annexation Agreement.

(b) Petitioner reserves the sole, exclusive and unilateral right to withdraw this Petition by so notifying the City Clerk in writing at any point prior to the latest to occur of:

(i) the latest final, non-appealable approval of the ordinance(s), resolution(s) or other actions granting the Approvals; or

(ii) final, non-appealable resolution of any: (A) legal proceeding or other action a third-party brings to directly or indirectly challenge annexation of the Property, any of the Approvals, or any of the City's ordinances, resolutions or other actions approving annexation of the Property or any of the Approvals; or (B) any third-party submits a petition for referendum seeking to reverse or nullify any of such ordinances.

(c) Prior to expiration of the period described in the foregoing Paragraph 8(b) without Petitioner having withdrawn this Petition, neither Petitioner nor the City shall cause or permit the occurrence of the conditions to effectiveness of the annexation as set forth in Section 31-12-113(2)(b) of the Act.

9. Except for the terms and conditions of this Petition and of the Annexation Agreement, which terms and conditions Petitioner expressly approves and therefore do not constitute an imposition of additional terms and conditions within the meaning of Sections 31-12-107(4), 110(2), 111 or 112(1) of the Act, Petitioner requests that no additional terms and conditions be imposed upon the City's annexation of the Property.

THEREFORE, Petitioner respectfully petitions and requests that Council approve annexation of the Property to the City in accordance with and pursuant to the statutes of the State of Colorado.

[*Signature pages and Exhibits follow this page*]

PROPERTY OWNER/PETITIONER

Windsor Renewal I, LLC
a Colorado limited liability company

By: _____
Name: Robert Walker
Title: Authorized Signatory

Date: 11/24, 2025

Petitioner's mailing address: 252 Clayton Street, 4th Floor Denver, CO 80206

Is Petitioner a resident of the Property? No

Legal description of land owned by Petitioner: *See* Exhibit A-2

EXHIBIT A-1
LEGAL DESCRIPTION OF PROPERTY

A PARCEL OF LAND BEING A PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

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THENCE NORTH 18°10'42" WEST, A DISTANCE OF 3,675.39 FEET TO THE **POINT OF BEGINNING**, BEING THE NORTHEAST CORNER OF GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 11;

THENCE, ALONG THE NORTHERLY BOUNDARY OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 11, THE FOLLOWING NINE (9) COURSES;

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4. NORTH 00°04'30" WEST, A DISTANCE OF 65.60 FEET;
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8. NORTH 00°04'30" WEST, A DISTANCE OF 65.60 FEET;
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THENCE NORTH 00°04'30" WEST, A DISTANCE OF 290.00 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 00°04'30" EAST, A DISTANCE OF 193.00 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 00°04'30" WEST, A DISTANCE OF 193.00 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

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THENCE NORTH 00°04'30" WEST, A DISTANCE OF 193.00 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 00°04'30" EAST, A DISTANCE OF 290.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.055 ACRES, (2,390 SQUARE FEET), MORE OR LESS.

EXHIBIT A-2
LEGAL DESCRIPTION OF LAND OWNED BY PETITIONER

A PARCEL OF LAND BEING A PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

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CONTAINING AN AREA OF 0.055 ACRES, (2,390 SQUARE FEET), MORE OR LESS.

Affidavit of Circulator
(Great Western Industrial Park Serial Annexation No. 12 of 15)

STATE OF COLORADO)
) ss.
COUNTY OF Denver)

Christopher Morton being first duly sworn, states upon oath that he/she is the circulator of the Petition for Annexation to which this Affidavit is attached and knows of his/her own knowledge that the signature of each Property Owner/Petitioner appearing on said Petition for Annexation is the signature of the person whose name it purports it to be.

(Signature of Circulator)

The foregoing Affidavit was subscribed and sworn to before me this 24th day of November, 2025, by Christopher Morton.

Witness my hand and official seal.

My commission expires: 2/25/26

CONSTANCE SMITH
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20104006392
MY COMMISSION EXPIRES FEBRUARY 25, 2026

Constance Smith
Notary Public

ANNEXATION NO. 12

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 35, WHENCE THE EAST LINE OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER BEARS NORTH 10°47’40” WEST A DISTANCE OF 1,148.16 FEET WITH ALL BEARINGS HEREIN AFTER RELATIVE THERETO;

THENCE NORTH 18°10’42” WEST, A DISTANCE OF 3,675.39 FEET TO THE **POINT OF BEGINNING**, BEING THE NORTHEAST CORNER OF GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 11;

THENCE, ALONG THE NORTHERLY BOUNDARY OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 11, THE FOLLOWING NINE (9) COURSES;

1. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;
2. SOUTH 00°04'30" EAST, A DISTANCE OF 65.60 FEET;
3. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;
4. NORTH 00°04'30" WEST, A DISTANCE OF 65.60 FEET;
5. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;
6. SOUTH 00°04'30" EAST, A DISTANCE OF 65.60 FEET;
7. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;
8. NORTH 00°04'30" WEST, A DISTANCE OF 65.60 FEET;
9. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 00°04'30" WEST, A DISTANCE OF 290.00 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 00°04'30" EAST, A DISTANCE OF 193.00 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 00°04'30" WEST, A DISTANCE OF 193.00 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 00°04'30" EAST, A DISTANCE OF 193.00 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 00°04'30" WEST, A DISTANCE OF 193.00 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 00°04'30" EAST, A DISTANCE OF 290.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.055 ACRES, (2,390 SQUARE FEET), MORE OR LESS.

GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION MAP NO. 12 OF 15

TO THE CITY OF GREELEY, COLORADO

LOCATED IN THE NORTHWEST QUARTER OF SECTION 35
TOWNSHIP 6 NORTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN
COUNTY OF WELD, STATE OF COLORADO
PROJECT NUMBER: ANX2025-0016

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

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3. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;
4. NORTH 00°04'30" WEST, A DISTANCE OF 65.60 FEET;
5. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;
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THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;
THENCE NORTH 00°04'30" WEST, A DISTANCE OF 193.00 FEET;
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CONTAINING AN AREA OF 0.055 ACRES, (2,390 SQUARE FEET), MORE OR LESS.

_____ _____
SIGNATURE OF OWNER DATE

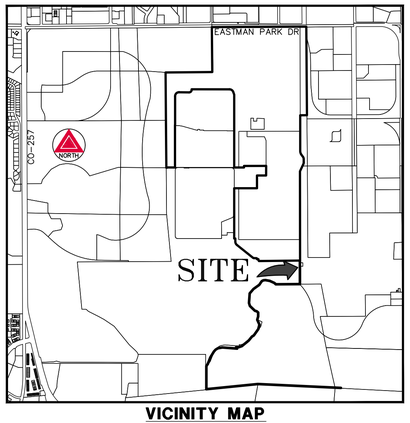
WITNESS MY HAND AND SEAL THIS _____ DAY OF _____ A.D. _____

STATE OF COLORADO)
CITY OF GREELEY)
WELD COUNTY)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____DAY OF 20_____

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC



VICINITY MAP
SCALE 1" = 2000'

STATEMENT OF INTENT

THE LANDOWNERS OF THE PROPERTY DESCRIBED IN THE GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION MAP NOS. 1-15, SUCH LANDOWNERS OWNING 100% OF SUCH PROPERTY, INTEND TO ANNEX THEIR PROPERTY INTO THE CITY OF GREELEY.

CONTIGUITY

TOTAL PERIMETER BEING ANNEXED = 1634.40'
MINIMUM REQUIRED CONTIGUITY = 272.40
TOTAL PERIMETER CONTIGUOUS TO CITY OF GREELEY = 272.40'
CONTIGUOUS PERIMETER PERCENTAGE = 16.67%
TOTAL ANNEXED AREA = 2,390 SQ. FT. OR 0.055 ACRES, MORE OR LESS

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE ASSUMED AND ARE BASED ON THE EAST LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35, WHICH BEARS NORTH 10°47'40" WEST, A DISTANCE OF 1148.16 FEET.

2. UNITS SHOWN HEREON ARE IN U.S. SURVEY FEET.

3. THIS ANNEXATION MAP HAS BEEN PREPARED FROM RECORD INFORMATION AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY.

CERTIFICATE OF APPROVAL BY THE COMMUNITY DEVELOPMENT DIRECTOR

APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR ON THIS _____ DAY

OF _____, 20 _____.

_____
DIRECTOR OF COMMUNITY DEVELOPMENT

CERTIFICATE OF APPROVAL BY THE DEVELOPMENT REVIEW MANAGER

APPROVED BY THE DEVELOPMENT REVIEW MANAGER ON THIS _____ DAY

OF _____, 20 _____.

_____
DEVELOPMENT REVIEW MANAGER

CITY COUNCIL APPROVAL

APPROVED BY THE GREELEY CITY COUNCIL ON THIS _____ DAY

OF _____, 20 _____.

PLANNING COMMISSION RECOMMENDATION

RECOMMENDED / NOT RECOMMENDED BY THE CITY OF GREELEY PLANNING COMMISSION THIS _____ DAY

OF _____, 20 _____.

SURVEYOR'S CERTIFICATE

I, JAMES E. LYNCH, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS ANNEXATION MAP WAS PREPARED UNDER MY DIRECT SUPERVISION; AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THIS MAP ACCURATELY DELINEATES THE PARCEL OF LAND TO BE ANNEXED TO THE CITY OF GREELEY, COLORADO; AND THAT AT LEAST ONE SIXTH (1/6) OF THE BOUNDARY OF SAID PARCEL IS CONTIGUOUS TO THE PRESENT BOUNDARY OF THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

JAMES E. LYNCH
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR No. 37933
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS ANNEXATION MAP WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS ANNEXATION MAP BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

SCALE 1"=20'
DES RDS
DRN JEL
DATE 2/12/2026

DATE	BY	REVISION DESCRIPTION

AZTEC CONSULTANTS, INC.
300 East Mineral Ave, Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEX. 12
NW 1/4, SEC. 35, T6N, R67W, 6TH P.M.
WELD COUNTY, COLORADO

PREPARED FOR
REDLAND
1500 WEST CANAL COURT, LITTLETON, CO 80120

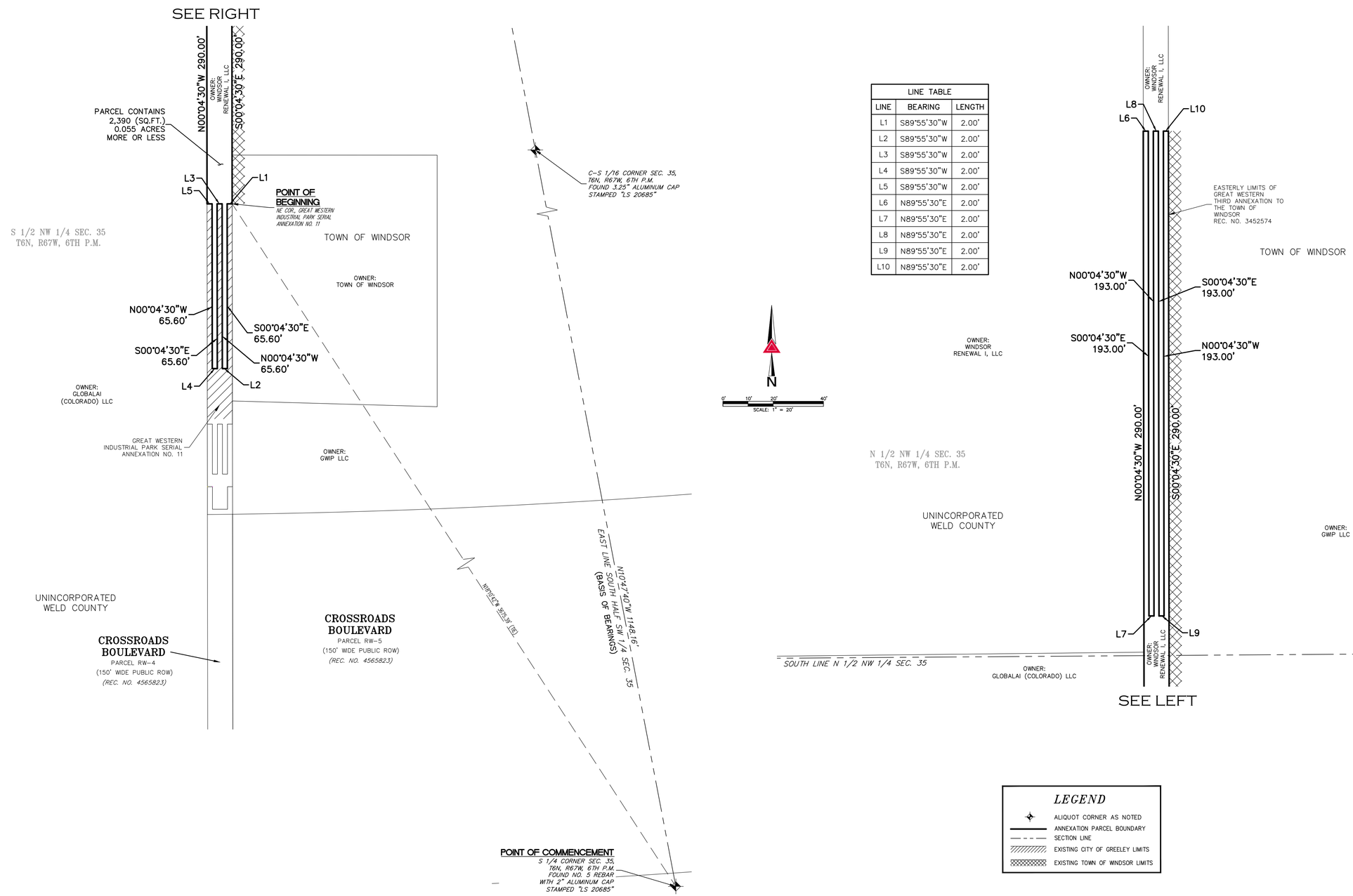
SHEET 1 OF 2 SHEETS

JOB NO. 54825-07

GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION MAP NO. 12 OF 15

TO THE CITY OF GREELEY, COLORADO

LOCATED IN THE NORTHWEST QUARTER OF SECTION 35
TOWNSHIP 6 NORTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN
COUNTY OF WELD, STATE OF COLORADO
PROJECT NUMBER: ANX2025-0016



LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°55'30"W	2.00'
L2	S89°55'30"W	2.00'
L3	S89°55'30"W	2.00'
L4	S89°55'30"W	2.00'
L5	S89°55'30"W	2.00'
L6	N89°55'30"E	2.00'
L7	N89°55'30"E	2.00'
L8	N89°55'30"E	2.00'
L9	N89°55'30"E	2.00'
L10	N89°55'30"E	2.00'

LEGEND

- ALIQUOT CORNER AS NOTED
- ANNEXATION PARCEL BOUNDARY
- SECTION LINE
- EXISTING CITY OF GREELEY LIMITS
- EXISTING TOWN OF WINDSOR LIMITS

SCALE 1"=20'
DES RDS
DWN JEL
DATE 2/12/2026

DATE	BY	REVISION DESCRIPTION

AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
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GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEX. 12
NW 1/4, SEC. 35, T6N, R67W, 6TH P.M.
WELD COUNTY, COLORADO

PREPARED FOR
REDLAND
1500 WEST CANAL COURT, LITTLETON, CO 80120

SHEET 2 OF 2 SHEETS

54825-07
JOB NO.

PETITION FOR ANNEXATION
(GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 13 OF 15)

To: The Mayor and City Council of the City of Greeley, Colorado:

The undersigned ("**Petitioner**"), in accordance with the Municipal Annexation Act of 1965, Article 12, Title 31, Part 1, Colorado Revised Statutes, as amended (the "**Act**"), hereby petitions (this "**Petition**") the City Council of the City of Greeley, Colorado (the "**Council**") for annexation to the City of Greeley (the "**City**") of the land located in the County of Weld, State of Colorado, as more particularly described in Exhibit A-1, attached hereto and incorporated herein by this reference (the "**Property**").

In support of this Petition, Petitioner alleges as follows:

1. It is desirable and necessary that the Property be annexed to the City.

2. The condition set forth in Section 30(1)(b) of Article II of the Colorado Constitution has been met, the provisions of Section 30 of Article II of the Colorado Constitution have been complied with, and the requirements of Sections 31-12-104 and 31-12-105 of the Act exist or have been met in that:

(a) Pursuant to Section 31-12-104(1)(a) of the Act, not less than one-sixth of the perimeter of the Property is contiguous with the City's boundary as established by the prior annexation in this serial annexation.

(b) Contiguity is not established by use of any boundary:

(i) of an area previously annexed to the City that, at the time of its annexation, was not contiguous at any point with the City's boundary, was not otherwise in compliance with Section 31-12-104(1)(a) of the Act, and was located more than three miles from the City's nearest boundary ("**Non-Contiguous Area**"); or

(ii) of territory subsequently annexed directly to, or indirectly connected through subsequent annexations to, a Non-Contiguous Area.

(c) A community of interest exists between the Property and the City.

(d) The Property is urban or will be urbanized in the near future.

(e) The Property is integrated or is capable of being integrated with the City.

(f) In establishing the boundaries of the Property, no land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate:

(i) has been divided into separate parts or parcels without the written consent of the landowners thereof unless such tracts or parcels are separated by a dedicated street, road or other public way; or

(ii) comprising twenty acres or more (which, together with the buildings and improvements situated thereon has a valuation for assessment in excess of two hundred thousand dollars for ad valorem tax purposes for the year next preceding the annexation) is included without the written consent of the landowners.

(g) The Property is not presently a part of any incorporated city, city and county, or town; no proceedings have been commenced for incorporation or annexation of part or all of the Property to another municipality; nor has any election for annexation of the Property or substantially the same territory to the City been held within the twelve months immediately preceding the filing of this Petition.

(h) Annexation of the Property will not result in the detachment of area from any school district and the attachment of the same to another school district.

(i) Except to the extent necessary to avoid dividing parcels within the Property held in identical ownership, at least fifty percent of which are within the three mile limit, annexation of the Property will not have the effect of extending a municipal boundary more than three miles in any direction from any point of the City boundary in any one year.

(j) In establishing the boundaries of the Property, if a portion of a platted street or alley is annexed, the entire width of said street or alley is included, and annexation of the Property will not result in the denial of reasonable access to any landowner, owner of an easement, or owner of a franchise adjoining a platted street or alley which has been annexed by the City but is not bounded on both sides by the City.

3. Petitioner comprises more than fifty percent of the landowners of the Property and owns more than fifty percent of the Property, excluding public streets and alleys and any land owned by the City.

4. The mailing address of Petitioner and the date of signing of Petitioner's signature are shown on this Petition.

5. The legal description of the land owned by Petitioner is set forth in Exhibit A-2 attached to this Petition.

6. Accompanying this Petition are the original and four copies of an annexation boundary map in the form required by Section 31-12-107(1)(d) of the Act and containing the following information:

(a) A written legal description of the boundaries of the Property.

(b) A map showing the boundary of the Property.

(c) Within the annexation boundary map, the location of each ownership tract in unplatted land and, if part or all of the area is platted, the boundaries and the plat numbers of plots or of lots and blocks.

(d) Next to the boundary of the Property, a drawing of the contiguous boundary of the City and the contiguous boundary of any other municipality abutting the Property.

(e) A Surveyor's certificate prepared by a registered land surveyor that attests to the preparation of the map and certifies that the Property has at least one-sixth (1/6) contiguity to the City.

7. To the extent the Property or any portion thereof has not previously been so included, as an express condition of annexation of the Property to the City, Petitioner consents to the Property's inclusion into the Northern Colorado Water Conservancy District (the "**District**") and the municipal subdistrict (the "**Subdistrict**") pursuant to C.R.S. Section 37-45-136 (3.6). Upon inclusion into the District and Subdistrict, the Property will be subject to the same mill levies and special assessments as are levied or will be levied on other similarly situated property in the District and Subdistrict at the time of inclusion of the Property. Petitioner waives any right which may exist to: (a) an election pursuant to Article X, Section 20, of the Colorado Constitution before the District and Subdistrict can impose mill levies and special assessments; and (b) a refund pursuant to Article X, Section 20, of the Colorado Constitution.

8. Petitioner has filed this Petition subject to, and Petitioner's consent to the City's annexation of the Property is conditioned upon satisfaction of, the following conditions, any one or more of which Petitioner may waive in its sole discretion:

(a) Concurrently with approving annexation of the Property, the City approves, in form and substance satisfactory to Petitioner, the following (the "**Approvals**"):

(i) As applicable pursuant to the Act and/or the City's land use regulations, and to the extent not previously accomplished: (A) an update to the City's three-mile plan with respect to the Property in accordance with Section 31-12-105(1)(e)(I) of the Act; and (B) prior to acting on Petitioner's zoning application, an amendment to the City's comprehensive plan to update the Long Range Expected Growth Area and Land Use Guidance Map to conform to Petitioner's requested zoning; and

(ii) Zoning for the Property that is substantially consistent with the application for zoning which Petitioner submits in connection with this Petition; and

(iii) Execution of an annexation and development agreement ("**Annexation Agreement**") which addresses, among other matters: (A) the general plan for development of the Property; and (B) the establishment of statutory vested property rights for a term greater than three years pursuant to Article 68, Title 24, C.R.S, on terms and conditions mutually acceptable to Petitioner and the City; and

(iv) Such ordinances and/or resolutions as may be required to implement provisions of the Annexation Agreement.

(b) Petitioner reserves the sole, exclusive and unilateral right to withdraw this Petition by so notifying the City Clerk in writing at any point prior to the latest to occur of:

(i) the latest final, non-appealable approval of the ordinance(s), resolution(s) or other actions granting the Approvals; or

(ii) final, non-appealable resolution of any: (A) legal proceeding or other action a third-party brings to directly or indirectly challenge annexation of the Property, any of the Approvals, or any of the City's ordinances, resolutions or other actions approving annexation of the Property or any of the Approvals; or (B) any third-party submits a petition for referendum seeking to reverse or nullify any of such ordinances.

(c) Prior to expiration of the period described in the foregoing Paragraph 8(b) without Petitioner having withdrawn this Petition, neither Petitioner nor the City shall cause or permit the occurrence of the conditions to effectiveness of the annexation as set forth in Section 31-12-113(2)(b) of the Act.

9. Except for the terms and conditions of this Petition and of the Annexation Agreement, which terms and conditions Petitioner expressly approves and therefore do not constitute an imposition of additional terms and conditions within the meaning of Sections 31-12-107(4), 110(2), 111 or 112(1) of the Act, Petitioner requests that no additional terms and conditions be imposed upon the City's annexation of the Property.

THEREFORE, Petitioner respectfully petitions and requests that Council approve annexation of the Property to the City in accordance with and pursuant to the statutes of the State of Colorado.

[*Signature pages and Exhibits follow this page*]

PROPERTY OWNER/PETITIONER

Windsor Renewal I, LLC
a Colorado limited liability company

By: _____
Name: Robert Walker
Title: Authorized Signatory

Date: 11/24, 2025

Petitioner's mailing address: 252 Clayton Street, 4th Floor Denver, CO 80206

Is Petitioner a resident of the Property? No

Legal description of land owned by Petitioner: *See* Exhibit A-2

EXHIBIT A-1
LEGAL DESCRIPTION OF PROPERTY

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 35 AND THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

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THENCE SOUTH 00°04'30" EAST, A DISTANCE OF 1,189.42 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.256 ACRES, (11,146 SQUARE FEET), MORE OR LESS.

EXHIBIT A-2
LEGAL DESCRIPTION OF LAND OWNED BY PETITIONER

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 35 AND THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

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CONTAINING AN AREA OF 0.256 ACRES, (11,146 SQUARE FEET), MORE OR LESS.

Affidavit of Circulator
(Great Western Industrial Park Serial Annexation No. 13 of 15)

STATE OF COLORADO)
) ss.
COUNTY OF Denver)

Christopher Morton being first duly sworn, states upon oath that he/she is the circulator of the Petition for Annexation to which this Affidavit is attached and knows of his/her own knowledge that the signature of each Property Owner/Petitioner appearing on said Petition for Annexation is the signature of the person whose name it purports it to be.

(Signature of Circulator)

The foregoing Affidavit was subscribed and sworn to before me this 24th day of November, 2025, by Christopher Morton.

Witness my hand and official seal.

My commission expires: 2/25/26

CONSTANCE SMITH
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20104006392
MY COMMISSION EXPIRES FEBRUARY 25, 2026

Notary Public

ANNEXATION NO. 13

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 35 AND THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 35, WHENCE THE EAST LINE OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER BEARS NORTH 10°47'40" WEST A DISTANCE OF 1,148.16 FEET WITH ALL BEARINGS HEREIN AFTER RELATIVE THERETO;

THENCE NORTH 16°52'18" WEST, A DISTANCE OF 3,952.07 FEET TO THE **POINT OF BEGINNING**, BEING THE NORTHEAST CORNER OF GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 12;

THENCE, ALONG THE NORTHERLY BOUNDARY OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 12, THE FOLLOWING NINE (9) COURSES;

1. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;
2. SOUTH 00°04'30" EAST, A DISTANCE OF 193.00 FEET;
3. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;
4. NORTH 00°04'30" WEST, A DISTANCE OF 193.00 FEET;
5. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;
6. SOUTH 00°04'30" EAST, A DISTANCE OF 193.00 FEET;
7. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;
8. NORTH 00°04'30" WEST, A DISTANCE OF 193.00 FEET;
9. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 00°04'30" WEST, A DISTANCE OF 1,189.42 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 00°04'30" EAST, A DISTANCE OF 380.00 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 00°04'30" WEST, A DISTANCE OF 380.00 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 00°04'30" EAST, A DISTANCE OF 380.00 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 00°04'30" WEST, A DISTANCE OF 380.00 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 00°04'30" EAST, A DISTANCE OF 1,189.42 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.256 ACRES, (11,146 SQUARE FEET), MORE OR LESS.

GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION MAP NO. 13 OF 15

TO THE CITY OF GREELEY, COLORADO

LOCATED IN THE NORTHWEST QUARTER OF SECTION 35 AND THE SOUTHWEST QUARTER OF SECTION 26
TOWNSHIP 6 NORTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN
COUNTY OF WELD, STATE OF COLORADO
PROJECT NUMBER: ANX2025-0017

CERTIFICATE OF APPROVAL BY THE COMMUNITY DEVELOPMENT DIRECTOR

APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR ON THIS ____ DAY

OF _____, 20 _____.

_____
DIRECTOR OF COMMUNITY DEVELOPMENT

CERTIFICATE OF APPROVAL BY THE DEVELOPMENT REVIEW MANAGER

APPROVED BY THE DEVELOPMENT REVIEW MANAGER ON THIS _____ DAY

OF _____, 20 _____.

_____
DEVELOPMENT REVIEW MANAGER

CITY COUNCIL APPROVAL

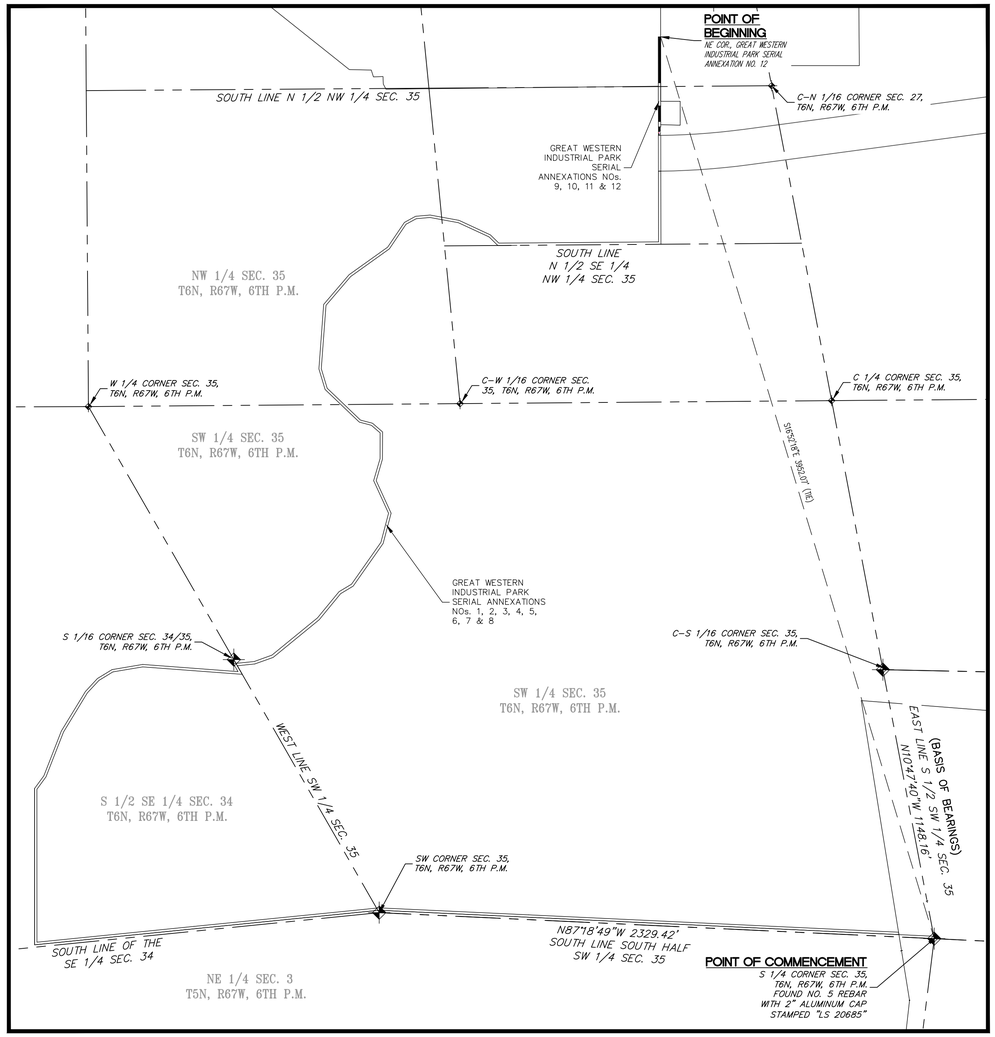
APPROVED BY THE GREELEY CITY COUNCIL ON THIS _____ DAY

OF _____, 20 _____.

PLANNING COMMISSION RECOMMENDATION

RECOMMENDED / NOT RECOMMENDED BY THE CITY OF GREELEY PLANNING COMMISSION THIS _____ DAY

OF _____, 20 _____.



BASIS OF BEARINGS DETAIL
SCALE 1" = 300'

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 35 AND THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

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THENCE NORTH 16°52'18" WEST, A DISTANCE OF 3,952.07 FEET TO THE POINT OF BEGINNING, BEING THE NORTHEAST CORNER OF GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 12;

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3. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;
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9. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 00°04'30" WEST, A DISTANCE OF 1,189.42 FEET;

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THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 00°04'30" WEST, A DISTANCE OF 380.00 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 00°04'30" WEST, A DISTANCE OF 380.00 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 00°04'30" EAST, A DISTANCE OF 1,189.42 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 0.256 ACRES, (11,146 SQUARE FEET), MORE OR LESS.

_____ _____
SIGNATURE OF OWNER DATE

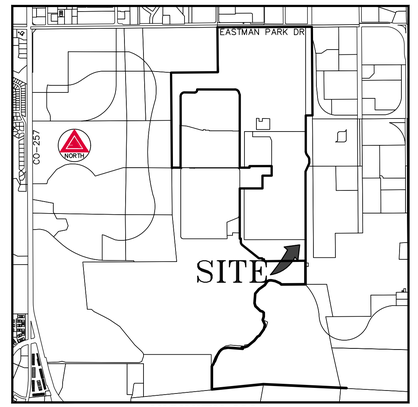
WITNESS MY HAND AND SEAL THIS _____ DAY OF _____ A.D. _____

STATE OF COLORADO)
CITY OF GREELEY)
WELD COUNTY)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____DAY OF 20_____

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC



VICINITY MAP
SCALE 1" = 2000'

STATEMENT OF INTENT

THE LANDOWNERS OF THE PROPERTY DESCRIBED IN THE GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION MAP NOS. 1-15, SUCH LANDOWNERS OWNING 100% OF SUCH PROPERTY, INTEND TO ANNEX THEIR PROPERTY INTO THE CITY OF GREELEY.

CONTIGUITY

TOTAL PERIMETER BEING ANNEXED = 4,690.84'
MINIMUM REQUIRED CONTIGUITY = 781.81'
TOTAL PERIMETER CONTIGUOUS TO CITY OF GREELEY = 782.00'
CONTIGUOUS PERIMETER PERCENTAGE = 16.67%
TOTAL ANNEXED AREA = 11,146 SQ. FT. OR 0.256 ACRES, MORE OR LESS

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE ASSUMED AND ARE BASED ON THE EAST LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35, WHICH BEARS NORTH 10°47'40" WEST, A DISTANCE OF 1148.16 FEET.

2. UNITS SHOWN HEREON ARE IN U.S. SURVEY FEET.

3. THIS ANNEXATION MAP HAS BEEN PREPARED FROM RECORD INFORMATION AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY.

SURVEYOR'S CERTIFICATE

I, JAMES E. LYNCH, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS ANNEXATION MAP WAS PREPARED UNDER MY DIRECT SUPERVISION; AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THIS MAP ACCURATELY DELINEATES THE PARCEL OF LAND TO BE ANNEXED TO THE CITY OF GREELEY, COLORADO; AND THAT AT LEAST ONE SIXTH (1/6) OF THE BOUNDARY OF SAID PARCEL IS CONTIGUOUS TO THE PRESENT BOUNDARY OF THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

JAMES E. LYNCH
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR No. 37933
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS ANNEXATION MAP WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS ANNEXATION MAP BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

SCALE 1"=20'
DES RDS DWN JEL
DATE 2/12/2026

DATE	BY	REVISION DESCRIPTION

AZTEC CONSULTANTS, INC.
300 East Mineral Ave, Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEX. 13
NW 1/4, SEC. 35, T6N, R67W, 6TH P.M.
WELD COUNTY, COLORADO
PREPARED FOR
REDLAND
1500 WEST CANAL COURT, LITTLETON, CO 80120

SHEET 1 OF 2 SHEETS

54825-07
JOB NO.

GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION MAP NO. 13 OF 15

TO THE CITY OF GREELEY, COLORADO

LOCATED IN THE NORTHWEST QUARTER OF SECTION 35 AND THE SOUTHWEST QUARTER OF SECTION 26
TOWNSHIP 6 NORTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN
COUNTY OF WELD, STATE OF COLORADO
PROJECT NUMBER: ANX2025-0017

SEE MIDDLE

SEE RIGHT

LEGEND

- ALIQUOT CORNER AS NOTED
- ANNEXATION PARCEL BOUNDARY
- SECTION LINE
- EXISTING CITY OF GREELEY LIMITS
- EXISTING TOWN OF WINDSOR LIMITS

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°55'30"W	2.00'
L2	S89°55'30"W	2.00'
L3	S89°55'30"W	2.00'
L4	S89°55'30"W	2.00'
L5	S89°55'30"W	2.00'
L6	N89°55'30"E	2.00'
L7	N89°55'30"E	2.00'
L8	N89°55'30"E	2.00'
L9	N89°55'30"E	2.00'
L10	N89°55'30"E	2.00'

OWNER: WINDSOR RENEWAL I, LLC

N00°04'30"W 1189.42'

S00°04'30"E 1189.42'

N 1/2 NW 1/4 SEC. 35
T6N, R67W, 6TH P.M.

WESTERLY LIMITS OF GREAT WESTERN THIRD ANNEXATION TO THE TOWN OF WINDSOR REC. NO. 3452574

POINT OF BEGINNING
NE COR. GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 12

L3 L5 L1

N00°04'30"W 193.00'

S00°04'30"E 193.00'

S00°04'30"E 193.00'

N00°04'30"W 193.00'

L4 L2

TOWN OF WINDSOR

UNINCORPORATED WELD COUNTY

OWNER: WINDSOR RENEWAL I, LLC

OWNER: GWIP LLC

N89°52'01"W 3952.01' (BS)
NE TO POINT OF COMMENCEMENT
SEE DETAIL SHEET 1

SOUTH LINE N 1/2 NW 1/4 SEC. 35

OWNER: GLOBALAI (COLORADO) LLC

GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 12

S 1/2 NW 1/4 SEC. 35
T6N, R67W, 6TH P.M.

UNINCORPORATED WELD COUNTY

OWNER: TOWN OF WINDSOR

TOWN OF WINDSOR

N

0' 10' 20' 40'
SCALE: 1" = 20'

L7 L9

PARCEL CONTAINS
11,146 (SQ.FT.)
0.256 ACRES
MORE OR LESS

OWNER: WINDSOR RENEWAL I, LLC

N00°04'30"W 1189.42'

S00°04'30"E 1189.42'

N 1/2 NW 1/4 SEC. 35
T6N, R67W, 6TH P.M.

TOWN OF WINDSOR

UNINCORPORATED WELD COUNTY

OWNER: GWIP LLC

OWNER: WINDSOR RENEWAL I, LLC

WESTERLY LIMITS OF GREAT WESTERN THIRD ANNEXATION TO THE TOWN OF WINDSOR REC. NO. 3452574

SEE LEFT

OWNER: WINDSOR RENEWAL I, LLC

L8 L6 L10

WESTERLY LIMITS OF GREAT WESTERN THIRD ANNEXATION TO THE TOWN OF WINDSOR REC. NO. 3452574

S00°04'30"E 380.00'

N00°04'30"W 380.00'

N00°04'30"W 380.00'

S00°04'30"E 380.00'

SW 1/4 SEC. 26
T6N, R67W, 6TH P.M.

NORTH LINE NW 1/4 SEC. 35

NORTH 1/4 CORNER SEC. 35, T6N, R67W, 6TH P.M.

N00°04'30"W 1189.42'

S00°04'30"E 1189.42'

OWNER: WINDSOR RENEWAL I, LLC

OWNER: WINDSOR RENEWAL I, LLC

TOWN OF WINDSOR

UNINCORPORATED WELD COUNTY

OWNER: GWIP LLC

N 1/2 NW 1/4 SEC. 35
T6N, R67W, 6TH P.M.

SEE MIDDLE

SCALE	DES	DRN	JEL
1"=20'	RDS		
	DATE	2/12/2026	

DATE	BY	REVISION DESCRIPTION

AZTEC CONSULTANTS, INC.
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GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEX. 13
NW 1/4, SEC. 35, T6N, R67W, 6TH P.M.
WELD COUNTY, COLORADO

PREPARED FOR
REDLAND
1500 WEST CANAL COURT, LITTLETON, CO 80120

SHEET 2 OF 2 SHEETS

54825-07
JOB NO.

PETITION FOR ANNEXATION
(GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 14 OF 15)

To: The Mayor and City Council of the City of Greeley, Colorado:

The undersigned ("**Petitioner**"), in accordance with the Municipal Annexation Act of 1965, Article 12, Title 31, Part 1, Colorado Revised Statutes, as amended (the "**Act**"), hereby petitions (this "**Petition**") the City Council of the City of Greeley, Colorado (the "**Council**") for annexation to the City of Greeley (the "**City**") of the land located in the County of Weld, State of Colorado, as more particularly described in Exhibit A-1, attached hereto and incorporated herein by this reference (the "**Property**").

In support of this Petition, Petitioner alleges as follows:

1. It is desirable and necessary that the Property be annexed to the City.

2. The condition set forth in Section 30(1)(b) of Article II of the Colorado Constitution has been met, the provisions of Section 30 of Article II of the Colorado Constitution have been complied with, and the requirements of Sections 31-12-104 and 31-12-105 of the Act exist or have been met in that:

(a) Pursuant to Section 31-12-104(1)(a) of the Act, not less than one-sixth of the perimeter of the Property is contiguous with the City's boundary as established by the prior annexation in this serial annexation.

(b) Contiguity is not established by use of any boundary:

(i) of an area previously annexed to the City that, at the time of its annexation, was not contiguous at any point with the City's boundary, was not otherwise in compliance with Section 31-12-104(1)(a) of the Act, and was located more than three miles from the City's nearest boundary ("**Non-Contiguous Area**"); or

(ii) of territory subsequently annexed directly to, or indirectly connected through subsequent annexations to, a Non-Contiguous Area.

(c) A community of interest exists between the Property and the City.

(d) The Property is urban or will be urbanized in the near future.

(e) The Property is integrated or is capable of being integrated with the City.

(f) In establishing the boundaries of the Property, no land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate:

(i) has been divided into separate parts or parcels without the written consent of the landowners thereof unless such tracts or parcels are separated by a dedicated street, road or other public way; or

(ii) comprising twenty acres or more (which, together with the buildings and improvements situated thereon has a valuation for assessment in excess of two hundred thousand dollars for ad valorem tax purposes for the year next preceding the annexation) is included without the written consent of the landowners.

(g) The Property is not presently a part of any incorporated city, city and county, or town; no proceedings have been commenced for incorporation or annexation of part or all of the Property to another municipality; nor has any election for annexation of the Property or substantially the same territory to the City been held within the twelve months immediately preceding the filing of this Petition.

(h) Annexation of the Property will not result in the detachment of area from any school district and the attachment of the same to another school district.

(i) Except to the extent necessary to avoid dividing parcels within the Property held in identical ownership, at least fifty percent of which are within the three mile limit, annexation of the Property will not have the effect of extending a municipal boundary more than three miles in any direction from any point of the City boundary in any one year.

(j) In establishing the boundaries of the Property, if a portion of a platted street or alley is annexed, the entire width of said street or alley is included, and annexation of the Property will not result in the denial of reasonable access to any landowner, owner of an easement, or owner of a franchise adjoining a platted street or alley which has been annexed by the City but is not bounded on both sides by the City.

3. Petitioner comprises more than fifty percent of the landowners of the Property and owns more than fifty percent of the Property, excluding public streets and alleys and any land owned by the City.

4. The mailing address of Petitioner and the date of signing of Petitioner's signature are shown on this Petition.

5. The legal description of the land owned by Petitioner is set forth in Exhibit A-2 attached to this Petition.

6. Accompanying this Petition are the original and four copies of an annexation boundary map in the form required by Section 31-12-107(1)(d) of the Act and containing the following information:

(a) A written legal description of the boundaries of the Property.

(b) A map showing the boundary of the Property.

(c) Within the annexation boundary map, the location of each ownership tract in unplatted land and, if part or all of the area is platted, the boundaries and the plat numbers of plots or of lots and blocks.

(d) Next to the boundary of the Property, a drawing of the contiguous boundary of the City and the contiguous boundary of any other municipality abutting the Property.

(e) A Surveyor's certificate prepared by a registered land surveyor that attests to the preparation of the map and certifies that the Property has at least one-sixth (1/6) contiguity to the City.

7. To the extent the Property or any portion thereof has not previously been so included, as an express condition of annexation of the Property to the City, Petitioner consents to the Property's inclusion into the Northern Colorado Water Conservancy District (the "**District**") and the municipal subdistrict (the "**Subdistrict**") pursuant to C.R.S. Section 37-45-136 (3.6). Upon inclusion into the District and Subdistrict, the Property will be subject to the same mill levies and special assessments as are levied or will be levied on other similarly situated property in the District and Subdistrict at the time of inclusion of the Property. Petitioner waives any right which may exist to: (a) an election pursuant to Article X, Section 20, of the Colorado Constitution before the District and Subdistrict can impose mill levies and special assessments; and (b) a refund pursuant to Article X, Section 20, of the Colorado Constitution.

8. Petitioner has filed this Petition subject to, and Petitioner's consent to the City's annexation of the Property is conditioned upon satisfaction of, the following conditions, any one or more of which Petitioner may waive in its sole discretion:

(a) Concurrently with approving annexation of the Property, the City approves, in form and substance satisfactory to Petitioner, the following (the "**Approvals**"):

(i) As applicable pursuant to the Act and/or the City's land use regulations, and to the extent not previously accomplished: (A) an update to the City's three-mile plan with respect to the Property in accordance with Section 31-12-105(1)(e)(I) of the Act; and (B) prior to acting on Petitioner's zoning application, an amendment to the City's comprehensive plan to update the Long Range Expected Growth Area and Land Use Guidance Map to conform to Petitioner's requested zoning; and

(ii) Zoning for the Property that is substantially consistent with the application for zoning which Petitioner submits in connection with this Petition; and

(iii) Execution of an annexation and development agreement ("**Annexation Agreement**") which addresses, among other matters: (A) the general plan for development of the Property; and (B) the establishment of statutory vested property rights for a term greater than three years pursuant to Article 68, Title 24, C.R.S, on terms and conditions mutually acceptable to Petitioner and the City; and

(iv) Such ordinances and/or resolutions as may be required to implement provisions of the Annexation Agreement.

(b) Petitioner reserves the sole, exclusive and unilateral right to withdraw this Petition by so notifying the City Clerk in writing at any point prior to the latest to occur of:

(i) the latest final, non-appealable approval of the ordinance(s), resolution(s) or other actions granting the Approvals; or

(ii) final, non-appealable resolution of any: (A) legal proceeding or other action a third-party brings to directly or indirectly challenge annexation of the Property, any of the Approvals, or any of the City's ordinances, resolutions or other actions approving annexation of the Property or any of the Approvals; or (B) any third-party submits a petition for referendum seeking to reverse or nullify any of such ordinances.

(c) Prior to expiration of the period described in the foregoing Paragraph 8(b) without Petitioner having withdrawn this Petition, neither Petitioner nor the City shall cause or permit the occurrence of the conditions to effectiveness of the annexation as set forth in Section 31-12-113(2)(b) of the Act.

9. Except for the terms and conditions of this Petition and of the Annexation Agreement, which terms and conditions Petitioner expressly approves and therefore do not constitute an imposition of additional terms and conditions within the meaning of Sections 31-12-107(4), 110(2), 111 or 112(1) of the Act, Petitioner requests that no additional terms and conditions be imposed upon the City's annexation of the Property.

THEREFORE, Petitioner respectfully petitions and requests that Council approve annexation of the Property to the City in accordance with and pursuant to the statutes of the State of Colorado.

[*Signature pages and Exhibits follow this page*]

PROPERTY OWNER/PETITIONER

Windsor Renewal I, LLC
a Colorado limited liability company

By: _____
Name: Robert Walker
Title: Authorized Signatory

Date: 11/24, 2025

Petitioner's mailing address: 252 Clayton Street, 4th Floor Denver, CO 80206

Is Petitioner a resident of the Property? No

Legal description of land owned by Petitioner: *See* Exhibit A-2

EXHIBIT A-1
LEGAL DESCRIPTION OF PROPERTY

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 35 AND THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 35, WHENCE THE EAST LINE OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER BEARS NORTH 10°47'40" WEST A DISTANCE OF 1,148.16 FEET WITH ALL BEARINGS HEREIN AFTER RELATIVE THERETO;

THENCE NORTH 17°55'55" WEST, A DISTANCE OF 3,757.02 FEET TO THE **POINT OF BEGINNING**, BEING A POINT ON THE WESTERLY BOUNDARY OF GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 12;

THENCE SOUTH 89°22'52" WEST, A DISTANCE OF 10.00 FEET;

THENCE NORTH 00°04'30" WEST, A DISTANCE OF 2,496.22 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 8.00 FEET;

THENCE SOUTH 00°04'30" EAST, A DISTANCE OF 1,000.00 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 00°04'30" WEST, A DISTANCE OF 1,000.00 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

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THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

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THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 00°04'30" EAST, A DISTANCE OF 1,099.28 FEET TO THE NORTHEAST CORNER OF GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 13;

THENCE, ALONG THE NORTHERLY BOUNDARY OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 13, THE FOLLOWING NINE (9) COURSES;

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9. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 00°04'30" EAST, ALONG THE WESTERLY BOUNDARY OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 13 AND SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 12, A DISTANCE OF 1,396.85 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.723 ACRES, (31,474 SQUARE FEET), MORE OR LESS.

EXHIBIT A-2
LEGAL DESCRIPTION OF LAND OWNED BY PETITIONER

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 35 AND THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 35, WHENCE THE EAST LINE OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER BEARS NORTH 10°47'40" WEST A DISTANCE OF 1,148.16 FEET WITH ALL BEARINGS HEREIN AFTER RELATIVE THERETO;

THENCE NORTH 17°55'55" WEST, A DISTANCE OF 3,757.02 FEET TO THE **POINT OF BEGINNING**, BEING A POINT ON THE WESTERLY BOUNDARY OF GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 12;

THENCE SOUTH 89°22'52" WEST, A DISTANCE OF 10.00 FEET;

THENCE NORTH 00°04'30" WEST, A DISTANCE OF 2,496.22 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 8.00 FEET;

THENCE SOUTH 00°04'30" EAST, A DISTANCE OF 1,000.00 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 00°04'30" WEST, A DISTANCE OF 1,000.00 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 00°04'30" EAST, A DISTANCE OF 1,000.00 FEET;

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THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 00°04'30" WEST, A DISTANCE OF 1,000.00 FEET;

THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;

THENCE SOUTH 00°04'30" EAST, A DISTANCE OF 1,099.28 FEET TO THE NORTHEAST CORNER OF GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 13;

THENCE, ALONG THE NORTHERLY BOUNDARY OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 13, THE FOLLOWING NINE (9) COURSES;

1. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;
2. SOUTH 00°04'30" EAST, A DISTANCE OF 380.00 FEET;
3. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;
4. NORTH 00°04'30" WEST, A DISTANCE OF 380.00 FEET;
5. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;
6. SOUTH 00°04'30" EAST, A DISTANCE OF 380.00 FEET;
7. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;
8. NORTH 00°04'30" WEST, A DISTANCE OF 380.00 FEET;
9. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;

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CONTAINING AN AREA OF 0.723 ACRES, (31,474 SQUARE FEET), MORE OR LESS.

Affidavit of Circulator
(Great Western Industrial Park Serial Annexation No. 14 of 15)

STATE OF COLORADO)
) ss.
COUNTY OF Denver)

Christopher Morton being first duly sworn, states upon oath that he/she is the circulator of the Petition for Annexation to which this Affidavit is attached and knows of his/her own knowledge that the signature of each Property Owner/Petitioner appearing on said Petition for Annexation is the signature of the person whose name it purports it to be.

(Signature of Circulator)

The foregoing Affidavit was subscribed and sworn to before me this 24th day of November, 2025, by Christopher Morton.

Witness my hand and official seal.

My commission expires: 2/25/26

CONSTANCE SMITH
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20104006392
MY COMMISSION EXPIRES FEBRUARY 25, 2026

Constance Smith

Notary Public

ANNEXATION NO. 14

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 35 AND THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

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CONTAINING AN AREA OF 0.723 ACRES, (31,474 SQUARE FEET), MORE OR LESS.

GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION MAP NO. 14 OF 15

TO THE CITY OF GREELEY, COLORADO

LOCATED IN THE NORTHWEST QUARTER OF SECTION 35 AND THE SOUTHWEST QUARTER OF SECTION 26
TOWNSHIP 6 NORTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN
COUNTY OF WELD, STATE OF COLORADO

PROJECT NUMBER: ANX2025-0018

CERTIFICATE OF APPROVAL BY THE COMMUNITY DEVELOPMENT DIRECTOR

APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR ON THIS _____ DAY

OF _____, 20 _____.

_____
DIRECTOR OF COMMUNITY DEVELOPMENT

CERTIFICATE OF APPROVAL BY THE DEVELOPMENT REVIEW MANAGER

APPROVED BY THE DEVELOPMENT REVIEW MANAGER ON THIS _____ DAY

OF _____, 20 _____.

_____
DEVELOPMENT REVIEW MANAGER

CITY COUNCIL APPROVAL

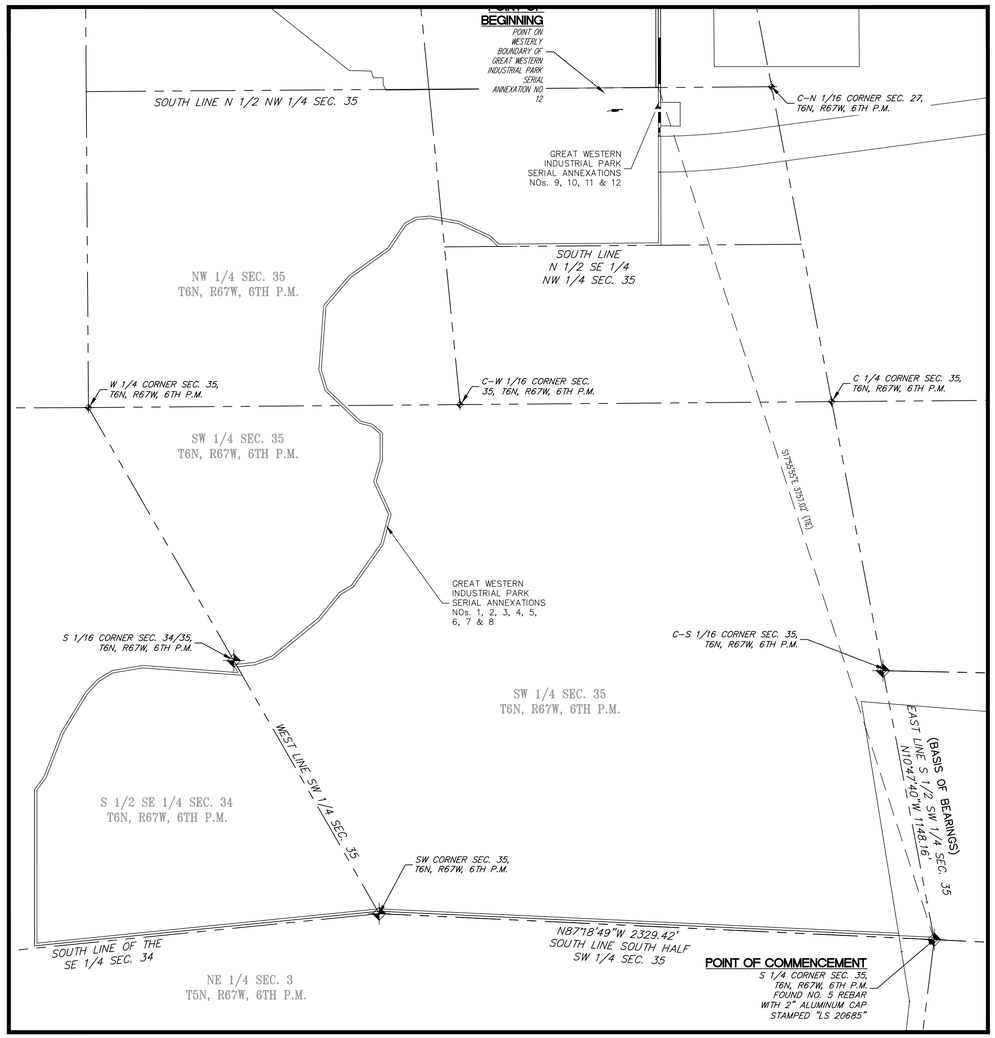
APPROVED BY THE GREELEY CITY COUNCIL ON THIS _____ DAY

OF _____, 20 _____.

PLANNING COMMISSION RECOMMENDATION

RECOMMENDED / NOT RECOMMENDED BY THE CITY OF GREELEY PLANNING COMMISSION THIS _____ DAY

OF _____, 20 _____.



BASIS OF BEARINGS DETAIL
SCALE 1" = 300'

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 35 AND THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

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CONTAINING AN AREA OF 0.723 ACRES, (31,474 SQUARE FEET), MORE OR LESS.

_____ _____
SIGNATURE OF OWNER DATE

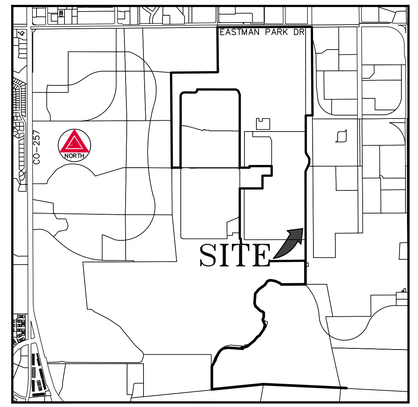
WITNESS MY HAND AND SEAL THIS _____ DAY OF _____ A.D. _____

STATE OF COLORADO)
CITY OF GREELEY)
WELD COUNTY)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____DAY OF 20_____

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC



VICINITY MAP
SCALE 1" = 2000'

STATEMENT OF INTENT

THE LANDOWNERS OF THE PROPERTY DESCRIBED IN THE GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION MAP NOS. 1–15, SUCH LANDOWNERS OWNING 100% OF SUCH PROPERTY, INTEND TO ANNEX THEIR PROPERTY INTO THE CITY OF GREELEY.

CONTIGUITY

TOTAL PERIMETER BEING ANNEXED = 12,552.35'
MINIMUM REQUIRED CONTIGUITY = 2,092.06'
TOTAL PERIMETER CONTIGUOUS TO CITY OF GREELEY = 2,926.85'
CONTIGUOUS PERIMETER PERCENTAGE = 23.32%
TOTAL ANNEXED AREA = 31,474 SQ. FT. OR 0.723 ACRES, MORE OR LESS

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE ASSUMED AND ARE BASED ON THE EAST LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35, WHICH BEARS NORTH 10°47'40" WEST, A DISTANCE OF 1148.16 FEET.

2. UNITS SHOWN HEREON ARE IN U.S. SURVEY FEET.

3. THIS ANNEXATION MAP HAS BEEN PREPARED FROM RECORD INFORMATION AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY.

SURVEYOR'S CERTIFICATE

I, JAMES E. LYNCH, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS ANNEXATION MAP WAS PREPARED UNDER MY DIRECT SUPERVISION; AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THIS MAP ACCURATELY DELINEATES THE PARCEL OF LAND TO BE ANNEXED TO THE CITY OF GREELEY, COLORADO; AND THAT AT LEAST ONE SIXTH (1/6) OF THE BOUNDARY OF SAID PARCEL IS CONTIGUOUS TO THE PRESENT BOUNDARY OF THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

JAMES E. LYNCH
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR No. 37933
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS ANNEXATION MAP WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS ANNEXATION MAP BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

SCALE 1"=20'
DES RDS DWN JEL
DATE 11/18/2025

DATE	BY	REVISION DESCRIPTION
1/28/26	JEL	PER CITY COMMENTS

AZTEC CONSULTANTS, INC.
300 East Mineral Ave, Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEX. 14
NW 1/4, SEC. 35, T6N, R67W, 6TH P.M.
WELD COUNTY, COLORADO

PREPARED FOR
REDLAND
1500 WEST CANAL COURT, LITTLETON, CO 80120

SHEET 1 OF 4 SHEETS

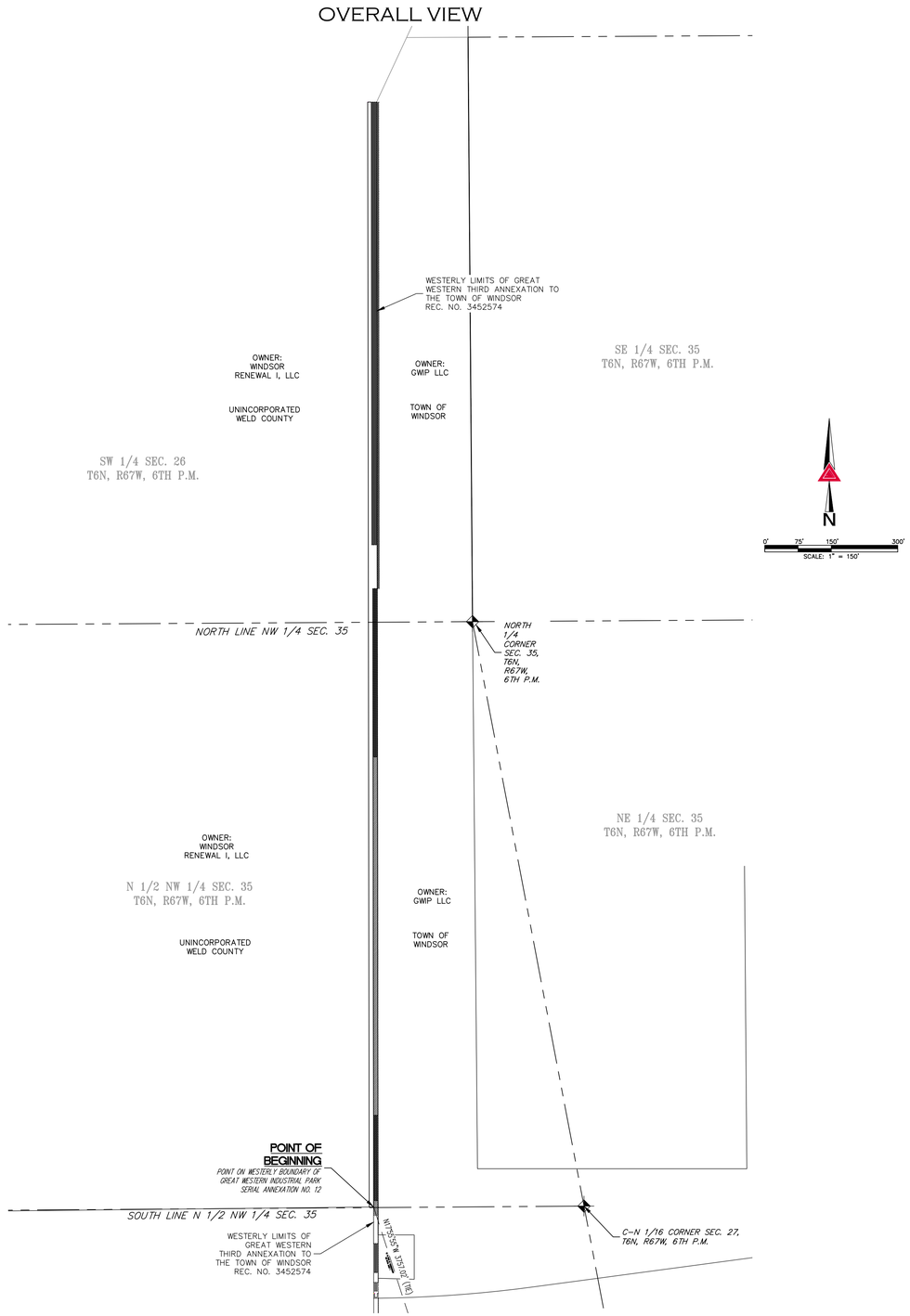
54825-07
JOB NO.

GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION MAP NO. 14 OF 15

TO THE CITY OF GREELEY, COLORADO

LOCATED IN THE NORTHWEST QUARTER OF SECTION 35 AND THE SOUTHWEST QUARTER OF SECTION 26
TOWNSHIP 6 NORTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN
COUNTY OF WELD, STATE OF COLORADO
PROJECT NUMBER: ANX2025-0018

OVERALL VIEW



SEE SHEETS
3 AND 4
FOR
DETAILS

SCALE 1"=20'
DRN JEL
CHD RDS
DATE 11/18/2025

REVISION DESCRIPTION	BY	DATE
PER CITY COMMENTS	JEL	1/28/26

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GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEX. 14
NW 1/4, SEC. 35, T6N, R67W, 6TH P.M.
WELD COUNTY, COLORADO

PREPARED FOR
REDLAND
1500 WEST CANAL COURT, LITTLETON, CO 80120

SHEET 2 OF 4 SHEETS

JOB NO. 54825-07

GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION MAP NO. 14 OF 15

TO THE CITY OF GREELEY, COLORADO

LOCATED IN THE NORTHWEST QUARTER OF SECTION 35 AND THE SOUTHWEST QUARTER OF SECTION 26
TOWNSHIP 6 NORTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN
COUNTY OF WELD, STATE OF COLORADO
PROJECT NUMBER: ANX2025-0018

SEE MIDDLE

SEE RIGHT

SEE SHEET 3

LEGEND

- ALIQUOT CORNER AS NOTED
- ANNEXATION PARCEL BOUNDARY
- SECTION LINE
- EXISTING CITY OF GREELEY LIMITS
- EXISTING TOWN OF WINDSOR LIMITS

N 1/2 NW 1/4 SEC. 35
T6N, R67W, 6TH P.M.

OWNER:
WINDSOR
RENEWAL I, LLC

N00°04'30"W 2496.22'

S00°04'30"E 1396.85'

WESTERLY LIMITS OF GREAT WESTERN THIRD ANNEXATION TO THE TOWN OF WINDSOR REC. NO. 3452574

GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 13

TOWN OF
WINDSOR

UNINCORPORATED
WELD COUNTY

OWNER:
WINDSOR
RENEWAL I, LLC

OWNER:
GWIP LLC

N
0' 10' 20' 40'
SCALE: 1" = 20'

POINT OF BEGINNING
POINT ON THE WESTERLY BOUNDARY OF GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 12

S89°22'52"W
10.00'

OWNER:
VIMA OZ LLC

UNINCORPORATED
WELD COUNTY

GREAT WESTERN
INDUSTRIAL PARK SERIAL
ANNEXATION NO. 12

S 1/2 NW 1/4 SEC. 35
T6N, R67W, 6TH P.M.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°55'30"E	8.00'
L2	N89°55'30"E	2.00'
L3	N89°55'30"E	2.00'
L4	N89°55'30"E	2.00'
L5	N89°55'30"E	2.00'
L6	N89°55'30"E	2.00'
L7	N89°55'30"E	2.00'
L8	S89°55'30"W	2.00'
L9	S89°55'30"W	2.00'
L10	S89°55'30"W	2.00'
L11	S89°55'30"W	2.00'
L12	S89°55'30"W	2.00'

N 1/2 NW 1/4 SEC. 35
T6N, R67W, 6TH P.M.

OWNER:
WINDSOR
RENEWAL I, LLC

N00°04'30"W 2496.22'

S00°04'30"E 1396.85'

WESTERLY LIMITS OF GREAT WESTERN THIRD ANNEXATION TO THE TOWN OF WINDSOR REC. NO. 3452574

GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 13

TOWN OF
WINDSOR

UNINCORPORATED
WELD COUNTY

OWNER:
GWIP LLC

SEE LEFT

S00°04'30"E
1099.28'

L2
L4
L6

TOWN OF
WINDSOR

OWNER:
WINDSOR
RENEWAL I, LLC

PARCEL CONTAINS
31,474 (SQ.FT.)
0.723 ACRES
MORE OR LESS

L10
L12
L8

OWNER:
GWIP LLC

UNINCORPORATED
WELD COUNTY

NORTHEAST CORNER
GREAT WESTERN
INDUSTRIAL PARK SERIAL
ANNEXATION NO. 13

N00°04'30"W
380.00'

S00°04'30"E
380.00'

S00°04'30"E
380.00'

N00°04'30"W
380.00'

OWNER:
WINDSOR
RENEWAL I, LLC

WESTERLY LIMITS OF GREAT WESTERN THIRD ANNEXATION TO THE TOWN OF WINDSOR REC. NO. 3452574

NORTH 1/4 CORNER SEC. 35, T6N, R67W, 6TH P.M.

N00°04'30"W 2496.22'

OWNER:
WINDSOR
RENEWAL I, LLC

TOWN OF
WINDSOR

UNINCORPORATED
WELD COUNTY

OWNER:
GWIP LLC

N 1/2 NW 1/4 SEC. 35
T6N, R67W, 6TH P.M.

L11
L9

S00°04'30"E
1396.85'

GREAT WESTERN
INDUSTRIAL PARK SERIAL
ANNEXATION NO. 13

SEE MIDDLE

SCALE 1"=20'
DES RDS
DRN JEL
DATE 11/18/2025

REVISION DESCRIPTION	BY	DATE
PER CITY COMMENTS	JEL	1/28/26

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NW 1/4, SEC. 35, T6N, R67W, 6TH P.M.
WELD COUNTY, COLORADO

PREPARED FOR
REDLAND
1500 WEST CANAL COURT, LITTLETON, CO 80120

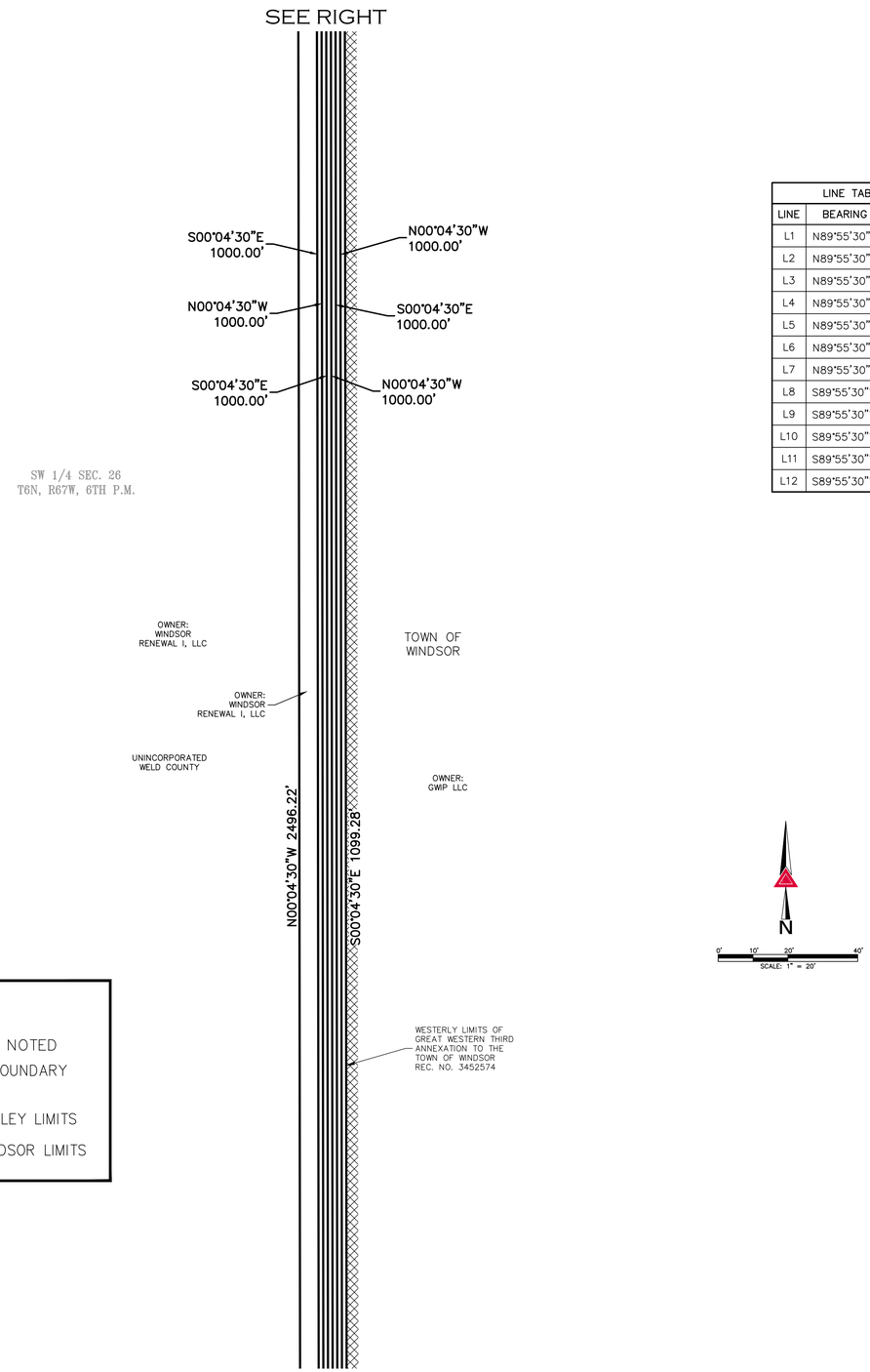
SHEET 3 OF 4 SHEETS

JOB NO. 54825-07

GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION MAP NO. 14 OF 15

TO THE CITY OF GREELEY, COLORADO

LOCATED IN THE NORTHWEST QUARTER OF SECTION 35 AND THE SOUTHWEST QUARTER OF SECTION 26
TOWNSHIP 6 NORTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN
COUNTY OF WELD, STATE OF COLORADO
PROJECT NUMBER: ANX2025-0018



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L7	N89°55'30"E	2.00'
L8	S89°55'30"W	2.00'
L9	S89°55'30"W	2.00'
L10	S89°55'30"W	2.00'
L11	S89°55'30"W	2.00'
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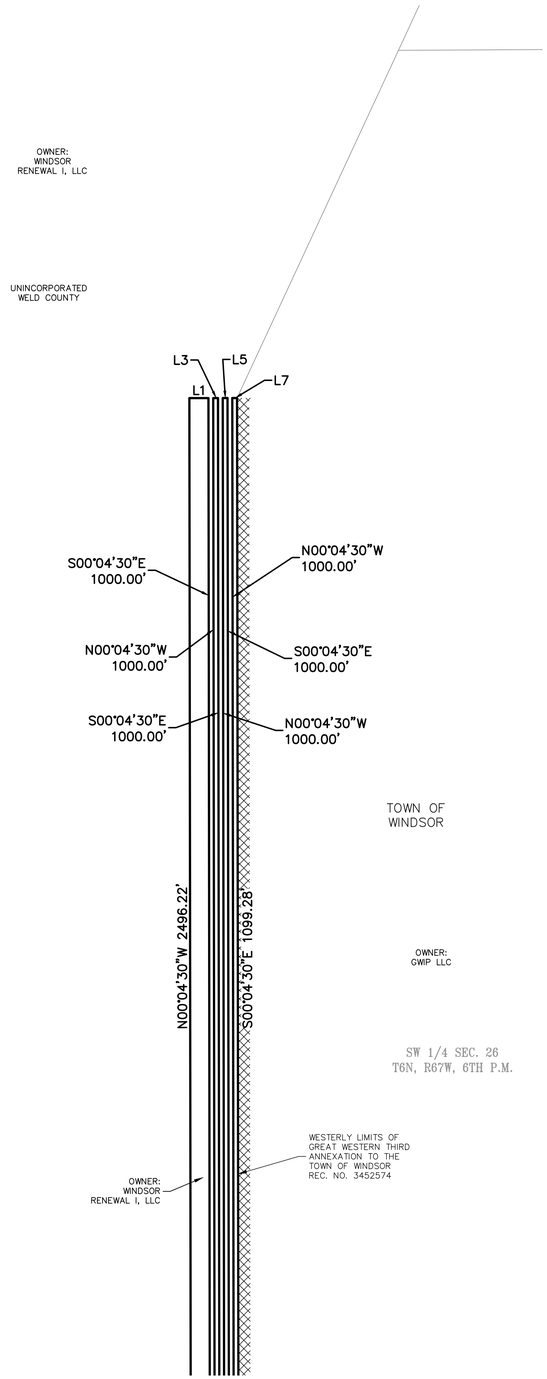

LEGEND

- ALIQUOT CORNER AS NOTED
- ANNEXATION PARCEL BOUNDARY
- SECTION LINE
- EXISTING CITY OF GREELEY LIMITS
- EXISTING TOWN OF WINDSOR LIMITS

SCALE	DES	DRN
1"=20'	RDS	JEL

DATE 11/18/2025

DATE	BY	REVISION DESCRIPTION
1/28/26	JEL	PER CITY COMMENTS

AZTEC CONSULTANTS, INC.
300 East Mineral Ave, Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEX. 14
NW 1/4, SEC. 35, T6N, R67W, 6TH P.M.
WELD COUNTY, COLORADO

PREPARED FOR:
REDLAND
1500 WEST CANAL COURT, LITTLETON, CO 80120

SHEET 4 OF 4 SHEETS

JOB NO. 54825-07

PETITION FOR ANNEXATION
(GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 15 OF 15)

To: The Mayor and City Council of the City of Greeley, Colorado:

The undersigned (collectively, "**Petitioner**"), in accordance with the Municipal Annexation Act of 1965, Article 12, Title 31, Part 1, Colorado Revised Statutes, as amended (the "**Act**"), hereby petitions (this "**Petition**") the City Council of the City of Greeley, Colorado (the "**Council**") for annexation to the City of Greeley (the "**City**") of the land located in the County of Weld, State of Colorado, as more particularly described in Exhibit A-1, attached hereto and incorporated herein by this reference (the "**Property**").

In support of this Petition, Petitioner alleges as follows:

1. It is desirable and necessary that the Property be annexed to the City.

2. The condition set forth in Section 30(1)(b) of Article II of the Colorado Constitution has been met, the provisions of Section 30 of Article II of the Colorado Constitution have been complied with, and the requirements of Sections 31-12-104 and 31-12-105 of the Act exist or have been met in that:

(a) Pursuant to Section 31-12-104(1)(a) of the Act, not less than one-sixth of the perimeter of the Property is contiguous with the City's boundary as established by the prior annexation in this serial annexation.

(b) Contiguity is not established by use of any boundary:

(i) of an area previously annexed to the City that, at the time of its annexation, was not contiguous at any point with the City's boundary, was not otherwise in compliance with Section 31-12-104(1)(a) of the Act, and was located more than three miles from the City's nearest boundary ("**Non-Contiguous Area**"); or

(ii) of territory subsequently annexed directly to, or indirectly connected through subsequent annexations to, a Non-Contiguous Area.

(c) A community of interest exists between the Property and the City.

(d) The Property is urban or will be urbanized in the near future.

(e) The Property is integrated or is capable of being integrated with the City.

(f) In establishing the boundaries of the Property, no land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate:

(i) has been divided into separate parts or parcels without the written consent of the landowners thereof unless such tracts or parcels are separated by a dedicated street, road or other public way; or

(ii) comprising twenty acres or more (which, together with the buildings and improvements situated thereon has a valuation for assessment in excess of two hundred thousand dollars for ad valorem tax purposes for the year next preceding the annexation) is included without the written consent of the landowners.

(g) The Property is not presently a part of any incorporated city, city and county, or town; no proceedings have been commenced for incorporation or annexation of part or all of the Property to another municipality; nor has any election for annexation of the Property or substantially the same territory to the City been held within the twelve months immediately preceding the filing of this Petition.

(h) Annexation of the Property will not result in the detachment of area from any school district and the attachment of the same to another school district.

(i) Except to the extent necessary to avoid dividing parcels within the Property held in identical ownership, at least fifty percent of which are within the three mile limit, annexation of the Property will not have the effect of extending a municipal boundary more than three miles in any direction from any point of the City boundary in any one year.

(j) In establishing the boundaries of the Property, if a portion of a platted street or alley is annexed, the entire width of said street or alley is included, and annexation of the Property will not result in the denial of reasonable access to any landowner, owner of an easement, or owner of a franchise adjoining a platted street or alley which has been annexed by the City but is not bounded on both sides by the City.

3. Petitioner comprises more than fifty percent of the landowners of the Property and owns more than fifty percent of the Property, excluding public streets and alleys and any land owned by the City.

4. The mailing address of Petitioner and the date of signing of Petitioner's signature are shown on this Petition.

5. The legal description of the land owned by each Petitioner is set forth in Exhibit A-2 and Exhibit A-3 attached to this Petition.

6. Accompanying this Petition are the original and four copies of an annexation boundary map in the form required by Section 31-12-107(1)(d) of the Act and containing the following information:

(a) A written legal description of the boundaries of the Property.

(b) A map showing the boundary of the Property.

(c) Within the annexation boundary map, the location of each ownership tract in unplatted land and, if part or all of the area is platted, the boundaries and the plat numbers of plots or of lots and blocks.

(d) Next to the boundary of the Property, a drawing of the contiguous boundary of the City and the contiguous boundary of any other municipality abutting the Property.

(e) A Surveyor's certificate prepared by a registered land surveyor that attests to the preparation of the map and certifies that the Property has at least one-sixth (1/6) contiguity to the City.

7. To the extent the Property or any portion thereof has not previously been so included, as an express condition of annexation of the Property to the City, Petitioner consents to the Property's inclusion into the Northern Colorado Water Conservancy District (the "**District**") and the municipal subdistrict (the "**Subdistrict**") pursuant to C.R.S. Section 37-45-136 (3.6). Upon inclusion into the District and Subdistrict, the Property will be subject to the same mill levies and special assessments as are levied or will be levied on other similarly situated property in the District and Subdistrict at the time of inclusion of the Property. Petitioner waives any right which may exist to: (a) an election pursuant to Article X, Section 20, of the Colorado Constitution before the District and Subdistrict can impose mill levies and special assessments; and (b) a refund pursuant to Article X, Section 20, of the Colorado Constitution.

8. Petitioner has filed this Petition subject to, and Petitioner's consent to the City's annexation of the Property is conditioned upon satisfaction of, the following conditions, any one or more of which Petitioner may waive in its sole discretion:

(a) Concurrently with approving annexation of the Property, the City approves, in form and substance satisfactory to Petitioner, the following (the "**Approvals**"):

(i) As applicable pursuant to the Act and/or the City's land use regulations, and to the extent not previously accomplished: (A) an update to the City's three-mile plan with respect to the Property in accordance with Section 31-12-105(1)(e)(I) of the Act; and (B) prior to acting on Petitioner's zoning application, an amendment to the City's comprehensive plan to update the Long Range Expected Growth Area and Land Use Guidance Map to conform to Petitioner's requested zoning; and

(ii) Zoning for the Property that is substantially consistent with the application for zoning which Petitioner submits in connection with this Petition; and

(iii) Execution of an annexation and development agreement ("**Annexation Agreement**") which addresses, among other matters: (A) the general plan for development of the Property; and (B) the establishment of statutory vested property rights for a term greater than three years pursuant to Article 68, Title 24, C.R.S, on terms and conditions mutually acceptable to Petitioner and the City; and

(iv) Such ordinances and/or resolutions as may be required to implement provisions of the Annexation Agreement.

(b) Petitioner reserves the sole, exclusive and unilateral right to withdraw this Petition by so notifying the City Clerk in writing at any point prior to the latest to occur of:

(i) the latest final, non-appealable approval of the ordinance(s), resolution(s) or other actions granting the Approvals; or

(ii) final, non-appealable resolution of any: (A) legal proceeding or other action a third-party brings to directly or indirectly challenge annexation of the Property, any of the Approvals, or any of the City's ordinances, resolutions or other actions approving annexation of the Property or any of the Approvals; or (B) any third-party submits a petition for referendum seeking to reverse or nullify any of such ordinances.

(c) Prior to expiration of the period described in the foregoing Paragraph 8(b) without Petitioner having withdrawn this Petition, neither Petitioner nor the City shall cause or permit the occurrence of the conditions to effectiveness of the annexation as set forth in Section 31-12-113(2)(b) of the Act.

9. Except for the terms and conditions of this Petition and of the Annexation Agreement, which terms and conditions Petitioner expressly approves and therefore do not constitute an imposition of additional terms and conditions within the meaning of Sections 31-12-107(4), 110(2), 111 or 112(1) of the Act, Petitioner requests that no additional terms and conditions be imposed upon the City's annexation of the Property.

THEREFORE, Petitioner respectfully petitions and requests that Council approve annexation of the Property to the City in accordance with and pursuant to the statutes of the State of Colorado.

[*Signature pages and Exhibits follow this page*]

PROPERTY OWNER/PETITIONER

Windsor Renewal I, LLC
a Colorado limited liability company

By: _____
Name: Robert Walker
Title: Authorized Signatory

Date: 11/24, 2025

Petitioner's mailing address: 252 Clayton Street, 4th Floor Denver, CO 80206

Is Petitioner a resident of the Property? No

Legal description of land owned by Petitioner: *See* Exhibit A-2

PROPERTY OWNER/PETITIONER

GWIP, LLC
a Colorado limited liability company

By: _____
Name: Robert Walker
Title: Authorized Signatory

Date: 11/24, 2025

Petitioner's mailing address: 252 Clayton Street, 4th Floor Denver, CO 80206

Is Petitioner a resident of the Property? No

Legal description of land owned by Petitioner: *See* Exhibit A-3

EXHIBIT A-1
LEGAL DESCRIPTION OF PROPERTY

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 35, THE WEST HALF OF SECTION 26, AND THE EAST HALF OF SECTION 27, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 35, WHENCE THE EAST LINE OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER BEARS NORTH 10°47'40" WEST A DISTANCE OF 1,148.16 FEET WITH ALL BEARINGS HEREIN AFTER RELATIVE THERETO;

THENCE NORTH 18°04'37" WEST, A DISTANCE OF 3,760.10 FEET TO THE **POINT OF BEGINNING**, BEING A POINT ON THE WESTERLY BOUNDARY OF GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 14;

THENCE SOUTH 89°22'52" WEST, A DISTANCE OF 1,131.76 FEET;

THENCE NORTH 27°28'47" WEST, A DISTANCE OF 24.00 FEET;

THENCE NORTH 02°30'58" WEST, A DISTANCE OF 32.00 FEET;

THENCE SOUTH 87°29'02" WEST, A DISTANCE OF 40.00 FEET;

THENCE NORTH 17°47'29" WEST, A DISTANCE OF 30.00 FEET;

THENCE NORTH 88°43'06" WEST, A DISTANCE OF 92.00 FEET;

THENCE NORTH 51°25'47" WEST, A DISTANCE OF 589.95 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 115.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 50°51'48", AN ARC LENGTH OF 102.09 FEET;

THENCE NORTH 00°33'59" WEST, A DISTANCE OF 91.26 FEET;

THENCE NORTH 89°54'10" WEST, A DISTANCE OF 29.95 FEET;

THENCE NORTH 00°05'50" EAST, A DISTANCE OF 143.50 FEET;

THENCE NORTH 00°00'33" WEST, A DISTANCE OF 556.24 FEET;

THENCE NORTH 00°00'12" WEST, A DISTANCE OF 705.08 FEET;

THENCE NORTH 89°59'48" EAST, A DISTANCE OF 635.61 FEET;

THENCE NORTH 00°02'03" WEST, A DISTANCE OF 356.00 FEET;

THENCE NORTH 89°58'24" EAST, A DISTANCE OF 256.00 FEET;

THENCE NORTH 00°04'40" EAST, A DISTANCE OF 268.50 FEET;

THENCE SOUTH 89°55'01" WEST, A DISTANCE OF 619.50 FEET;

THENCE SOUTH 00°10'24" EAST, A DISTANCE OF 44.09 FEET;

THENCE NORTH 89°59'34" WEST, A DISTANCE OF 273.33 FEET;

THENCE NORTH 00°00'54" EAST, A DISTANCE OF 2,036.31 FEET;

THENCE NORTH 19°59'40" WEST, A DISTANCE OF 77.96 FEET;

TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 114.99 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 70°00'54" WEST;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 69°56'07", AN ARC LENGTH OF 140.36 FEET;

THENCE NORTH 89°55'01" WEST, A DISTANCE OF 1,055.40 FEET;

THENCE SOUTH 00°34'51" WEST, A DISTANCE OF 15.59 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 72.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°59'02", AN ARC LENGTH OF 113.08 FEET;

THENCE NORTH 89°26'07" WEST, A DISTANCE OF 278.38 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 110.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°38'43", AN ARC LENGTH OF 174.03 FEET;

THENCE SOUTH 00°04'50" EAST, A DISTANCE OF 810.27 FEET;

THENCE SOUTH 89°35'09" WEST, A DISTANCE OF 3.21 FEET;

THENCE SOUTH 00°00'05" EAST, A DISTANCE OF 1,181.52 FEET;

THENCE NORTH 89°59'34" WEST, A DISTANCE OF 193.22 FEET;

THENCE SOUTH 79°01'28" WEST, A DISTANCE OF 50.70 FEET;

THENCE NORTH 00°27'05" WEST, A DISTANCE OF 2,664.89 FEET;

THENCE NORTH 89°27'41" EAST, A DISTANCE OF 1,305.16 FEET;

THENCE NORTH 00°31'48" WEST, A DISTANCE OF 1,256.25 FEET;

THENCE NORTH 89°44'29" EAST, A DISTANCE OF 2,639.85 FEET;

THENCE SOUTH 00°25'27" EAST, A DISTANCE OF 2,475.57 FEET;

THENCE SOUTH 89°38'04" WEST, A DISTANCE OF 188.86 FEET;

THENCE SOUTH 00°00'16" EAST, A DISTANCE OF 1,011.32 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 139.50 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36°06'20", AN ARC LENGTH OF 87.91 FEET;

THENCE SOUTH 36°06'36" EAST, A DISTANCE OF 81.95 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 116.50 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°45'38", AN ARC LENGTH OF 72.71 FEET;

THENCE SOUTH 00°20'58" EAST, A DISTANCE OF 82.42 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 130.50 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°14'46", AN ARC LENGTH OF 57.50 FEET;

THENCE SOUTH 24°53'16" WEST, A DISTANCE OF 220.29 FEET TO THE NORTHEAST CORNER OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 14;

THENCE, ALONG THE BOUNDARY OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 14, THE FOLLOWING FOURTEEN COURSES;

1. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;

2. SOUTH 00°04'30" EAST, A DISTANCE OF 1,000.00 FEET;

3. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;

4. NORTH 00°04'30" WEST, A DISTANCE OF 1,000.00 FEET;

5. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;

6. SOUTH 00°04'30" EAST, A DISTANCE OF 1,000.00 FEET;

7. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;

8. NORTH 00°04'30" WEST, A DISTANCE OF 1,000.00 FEET;

9. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;

10. SOUTH 00°04'30" EAST, A DISTANCE OF 1,000.00 FEET;

11. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;

12. NORTH 00°04'30" WEST, A DISTANCE OF 1,000.00 FEET;

13. SOUTH 89°55'30" WEST, A DISTANCE OF 8.00 FEET;

14. SOUTH 00°04'30" EAST, A DISTANCE OF 2,496.22 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 324.895 ACRES, (14,152,434 SQUARE FEET), MORE OR LESS.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

A PARCEL OF LAND BEING A PORTION OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, ALSO BEING ALL THAT CERTAIN LOT AS SHOWN ON SUBDIVISION EXEMPTION NO. SE-1099 AS RECORDED IN THE RECORDS OF WELD COUNTY CLERK AND RECORDER AT RECEPTION NO. 3455394.

CONTAINING AN AREA OF 2.468 ACRES, (107,498 SQUARE FEET), MORE OR LESS.

HAVING A NET AREA OF 322.427 ACRES, (14,044,936 SQUARE FEET), MORE OR LESS.

EXHIBIT A-2
LEGAL DESCRIPTION OF LAND OWNED BY PETITIONER

Land Owned by Windsor Renewal I, LLC, a Colorado limited liability company:

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 35, THE WEST HALF OF SECTION 26, AND THE EAST HALF OF SECTION 27, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

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THENCE NORTH 02°30'58" WEST, A DISTANCE OF 32.00 FEET;

THENCE SOUTH 87°29'02" WEST, A DISTANCE OF 40.00 FEET;

THENCE NORTH 17°47'29" WEST, A DISTANCE OF 30.00 FEET;

THENCE NORTH 88°43'06" WEST, A DISTANCE OF 92.00 FEET;

THENCE NORTH 51°25'47" WEST, A DISTANCE OF 589.95 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 115.00 FEET;

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THENCE SOUTH 24°53'16" WEST, A DISTANCE OF 220.29 FEET TO THE NORTHEAST CORNER OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 14;

THENCE, ALONG THE BOUNDARY OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 14, THE FOLLOWING FOURTEEN COURSES;

1. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;

2. SOUTH 00°04'30" EAST, A DISTANCE OF 1,000.00 FEET;

3. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;

4. NORTH 00°04'30" WEST, A DISTANCE OF 1,000.00 FEET;

5. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;

6. SOUTH 00°04'30" EAST, A DISTANCE OF 1,000.00 FEET;

7. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;

8. NORTH 00°04'30" WEST, A DISTANCE OF 1,000.00 FEET;

9. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;

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CONTAINING AN AREA OF 324.895 ACRES, (14,152,434 SQUARE FEET), MORE OR LESS.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

A PARCEL OF LAND BEING A PORTION OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, ALSO BEING ALL THAT CERTAIN LOT AS SHOWN ON SUBDIVISION EXEMPTION NO. SE-1099 AS RECORDED IN THE RECORDS OF WELD COUNTY CLERK AND RECORDER AT RECEPTION NO. 3455394.

CONTAINING AN AREA OF 2.468 ACRES, (107,498 SQUARE FEET), MORE OR LESS.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

A PARCEL OF LAND BEING A PORTION OF PARCEL 2, OF THE SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 3263059 IN THE RECORDS OF THE WELD COUNTY, COLORADO CLERK AND RECORDER'S OFFICE, SITUATED IN THE NORTHWEST QUARTER OF SECTION 26 TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 26;

THENCE ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26, NORTH 00°25'27" WEST, A DISTANCE OF 99.97 FEET TO THE NORTHEAST CORNER OF TRACT C AS SHOWN ON GREAT WESTERN INDUSTRIAL PARK FOURTH FILING, RECORDED AT RECEPTION NO. 3592743 IN SAID RECORDS AND THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID EAST LINE AND ALONG THE NORTHERLY BOUNDARY OF SAID TRACT C, SOUTH 89°38'04" WEST, A DISTANCE OF 188.86 FEET TO THE WESTERLY BOUNDARY OF SAID PARCEL 2;

THENCE ALONG SAID WESTERLY BOUNDARY, THE FOLLOWING TWO (2) COURSES:

1. NORTH 00°00'16" WEST, A DISTANCE OF 2,449.16 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 69.50 FEET;

2. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°40'52", AN ARC LENGTH OF 27.51 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF EASTMAN PARK DRIVE RECORDED AT RECEPTION NOS. 2440899 AND 2440900 IN SAID RECORDS;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, NORTH 89°44'29" EAST, A DISTANCE OF 165.36 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26;

THENCE ALONG SAID EAST LINE, SOUTH 00°25'27" EAST, A DISTANCE OF 2,475.57 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 10.218 ACRES, (445,089 SQUARE FEET), MORE OR LESS.

EXHIBIT A-3
LEGAL DESCRIPTION OF LAND OWNED BY PETITIONER

Land Owned by GWIP, LLC, a Colorado limited liability company:

A PARCEL OF LAND BEING A PORTION OF PARCEL 2, OF THE SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 3263059 IN THE RECORDS OF THE WELD COUNTY, COLORADO CLERK AND RECORDER'S OFFICE, SITUATED IN THE NORTHWEST QUARTER OF SECTION 26 TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF WINDSOR, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 26;

THENCE ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26, NORTH 00°25'27" WEST, A DISTANCE OF 99.97 FEET TO THE NORTHEAST CORNER OF TRACT C AS SHOWN ON GREAT WESTERN INDUSTRIAL PARK FOURTH FILING, RECORDED AT RECEPTION NO. 3592743 IN SAID RECORDS AND THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID EAST LINE AND ALONG THE NORTHERLY BOUNDARY OF SAID TRACT C, SOUTH 89°38'04" WEST, A DISTANCE OF 188.86 FEET TO THE WESTERLY BOUNDARY OF SAID PARCEL 2;

THENCE ALONG SAID WESTERLY BOUNDARY, THE FOLLOWING TWO (2) COURSES:

3. NORTH 00°00'16" WEST, A DISTANCE OF 2,449.16 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 69.50 FEET;

4. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°40'52", AN ARC LENGTH OF 27.51 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF EASTMAN PARK DRIVE RECORDED AT RECEPTION NOS. 2440899 AND 2440900 IN SAID RECORDS;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, NORTH 89°44'29" EAST, A DISTANCE OF 165.36 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26;

THENCE ALONG SAID EAST LINE, SOUTH 00°25'27" EAST, A DISTANCE OF 2,475.57 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 10.218 ACRES, (445,089 SQUARE FEET), MORE OR LESS.

Affidavit of Circulator
(Great Western Industrial Park Serial Annexation No. 15 of 15)

STATE OF COLORADO)
) ss.
COUNTY OF Denver)

Christopher Morton being first duly sworn, states upon oath that he/she is the circulator of the Petition for Annexation to which this Affidavit is attached and knows of his/her own knowledge that the signature of each Property Owner/Petitioner appearing on said Petition for Annexation is the signature of the person whose name it purports it to be.

(Signature of Circulator)

The foregoing Affidavit was subscribed and sworn to before me this 24th day of November, 2025, by Christopher Morton.

Witness my hand and official seal.

My commission expires: 2/25/26

CONSTANCE SMITH
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20104006392
MY COMMISSION EXPIRES FEBRUARY 25, 2026

Constance Smith
Notary Public

ANNEXATION NO. 15

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 35, THE WEST HALF OF SECTION 26, AND THE EAST HALF OF SECTION 27, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 35, WHENCE THE EAST LINE OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER BEARS NORTH 10°47’40” WEST A DISTANCE OF 1,148.16 FEET WITH ALL BEARINGS HEREIN AFTER RELATIVE THERETO;

THENCE NORTH 18°04’37” WEST, A DISTANCE OF 3,760.10 FEET TO THE **POINT OF BEGINNING**, BEING A POINT ON THE WESTERLY BOUNDARY OF GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 14;

THENCE SOUTH 89°22'52" WEST, A DISTANCE OF 1,131.76 FEET;

THENCE NORTH 27°28'47" WEST, A DISTANCE OF 24.00 FEET;

THENCE NORTH 02°30'58" WEST, A DISTANCE OF 32.00 FEET;

THENCE SOUTH 87°29'02" WEST, A DISTANCE OF 40.00 FEET;

THENCE NORTH 17°47'29" WEST, A DISTANCE OF 30.00 FEET;

THENCE NORTH 88°43'06" WEST, A DISTANCE OF 92.00 FEET;

THENCE NORTH 51°25'47" WEST, A DISTANCE OF 589.95 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 115.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 50°51'48", AN ARC LENGTH OF 102.09 FEET;

THENCE NORTH 00°33'59" WEST, A DISTANCE OF 91.26 FEET;

THENCE NORTH 89°54'10" WEST, A DISTANCE OF 29.95 FEET;

THENCE NORTH 00°05'50" EAST, A DISTANCE OF 143.50 FEET;

THENCE NORTH 00°00'33" WEST, A DISTANCE OF 556.24 FEET;

THENCE NORTH 00°00'12" WEST, A DISTANCE OF 705.08 FEET;

THENCE NORTH 89°59'48" EAST, A DISTANCE OF 635.61 FEET;

THENCE NORTH 00°02'03" WEST, A DISTANCE OF 356.00 FEET;

THENCE NORTH 89°58'24" EAST, A DISTANCE OF 256.00 FEET;

THENCE NORTH 00°04'40" EAST, A DISTANCE OF 268.50 FEET;

THENCE SOUTH 89°55'01" WEST, A DISTANCE OF 619.50 FEET;

THENCE SOUTH 00°10'24" EAST, A DISTANCE OF 44.09 FEET;

THENCE NORTH 89°59'34" WEST, A DISTANCE OF 273.33 FEET;

THENCE NORTH 00°00'54" EAST, A DISTANCE OF 2,036.31 FEET;

THENCE NORTH 19°59'40" WEST, A DISTANCE OF 77.96 FEET;

TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 114.99 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 70°00'54" WEST;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 69°56'07", AN ARC LENGTH OF 140.36 FEET;

THENCE NORTH 89°55'01" WEST, A DISTANCE OF 1,055.40 FEET;

THENCE SOUTH 00°34'51" WEST, A DISTANCE OF 15.59 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 72.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°59'02", AN ARC LENGTH OF 113.08 FEET;

THENCE NORTH 89°26'07" WEST, A DISTANCE OF 278.38 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 110.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°38'43", AN ARC LENGTH OF 174.03 FEET;

THENCE SOUTH 00°04'50" EAST, A DISTANCE OF 810.27 FEET;

THENCE SOUTH 89°35'09" WEST, A DISTANCE OF 3.21 FEET;

THENCE SOUTH 00°00'05" EAST, A DISTANCE OF 1,181.52 FEET;

THENCE NORTH 89°59'34" WEST, A DISTANCE OF 193.22 FEET;

THENCE SOUTH 79°01'28" WEST, A DISTANCE OF 50.70 FEET;

THENCE NORTH 00°27'05" WEST, A DISTANCE OF 2,664.89 FEET;

THENCE NORTH 89°27'41" EAST, A DISTANCE OF 1,305.16 FEET;

THENCE NORTH 00°31'48" WEST, A DISTANCE OF 1,256.25 FEET;

THENCE NORTH 89°44'29" EAST, A DISTANCE OF 2,639.85 FEET;

THENCE SOUTH 00°25'27" EAST, A DISTANCE OF 2,475.57 FEET;

THENCE SOUTH 89°38'04" WEST, A DISTANCE OF 188.86 FEET;

THENCE SOUTH 00°00'16" EAST, A DISTANCE OF 1,011.32 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 139.50 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36°06'20", AN ARC LENGTH OF 87.91 FEET;

THENCE SOUTH 36°06'36" EAST, A DISTANCE OF 81.95 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 116.50 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°45'38", AN ARC LENGTH OF 72.71 FEET;

THENCE SOUTH 00°20'58" EAST, A DISTANCE OF 82.42 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 130.50 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°14'46", AN ARC LENGTH OF 57.50 FEET;

THENCE SOUTH 24°53'16" WEST, A DISTANCE OF 220.29 FEET TO THE NORTHEAST CORNER OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 14;

THENCE, ALONG THE BOUNDARY OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 14, THE FOLLOWING FOURTEEN COURSES;

1. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;
2. SOUTH 00°04'30" EAST, A DISTANCE OF 1,000.00 FEET;
3. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;
4. NORTH 00°04'30" WEST, A DISTANCE OF 1,000.00 FEET;
5. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;
6. SOUTH 00°04'30" EAST, A DISTANCE OF 1,000.00 FEET;
7. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;
8. NORTH 00°04'30" WEST, A DISTANCE OF 1,000.00 FEET;
9. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;
10. SOUTH 00°04'30" EAST, A DISTANCE OF 1,000.00 FEET;
11. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;
12. NORTH 00°04'30" WEST, A DISTANCE OF 1,000.00 FEET;
13. SOUTH 89°55'30" WEST, A DISTANCE OF 8.00 FEET;
14. SOUTH 00°04'30" EAST, A DISTANCE OF 2,496.22 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 324.895 ACRES, (14,152,434 SQUARE FEET), MORE OR LESS.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

A PARCEL OF LAND BEING A PORTION OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, ALSO BEING ALL THAT CERTAIN LOT AS SHOWN ON SUBDIVISION EXEMPTION NO. SE-1099 AS RECORDED IN THE RECORDS OF WELD COUNTY CLERK AND RECORDER AT RECEPTION NO. 3455394.

CONTAINING AN AREA OF 2.468 ACRES, (107,498 SQUARE FEET), MORE OR LESS.

HAVING A NET AREA OF 322.427 ACRES, (14,044,936 SQUARE FEET), MORE OR LESS.

GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION MAP NO. 15 OF 15

TO THE CITY OF GREELEY, COLORADO

LOCATED IN THE NORTHWEST QUARTER OF SECTION 35 AND THE WEST HALF OF SECTION 26
AND THE EAST HALF OF SECTION 27
TOWNSHIP 6 NORTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN
COUNTY OF WELD, STATE OF COLORADO
PROJECT NUMBER: ANX2025-0019

CERTIFICATE OF APPROVAL BY THE COMMUNITY DEVELOPMENT DIRECTOR

APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR ON THIS _____ DAY

OF _____, 20 _____.

_____
DIRECTOR OF COMMUNITY DEVELOPMENT

CERTIFICATE OF APPROVAL BY THE DEVELOPMENT REVIEW MANAGER

APPROVED BY THE DEVELOPMENT REVIEW MANAGER ON THIS _____ DAY

OF _____, 20 _____.

_____
DEVELOPMENT REVIEW MANAGER

CITY COUNCIL APPROVAL

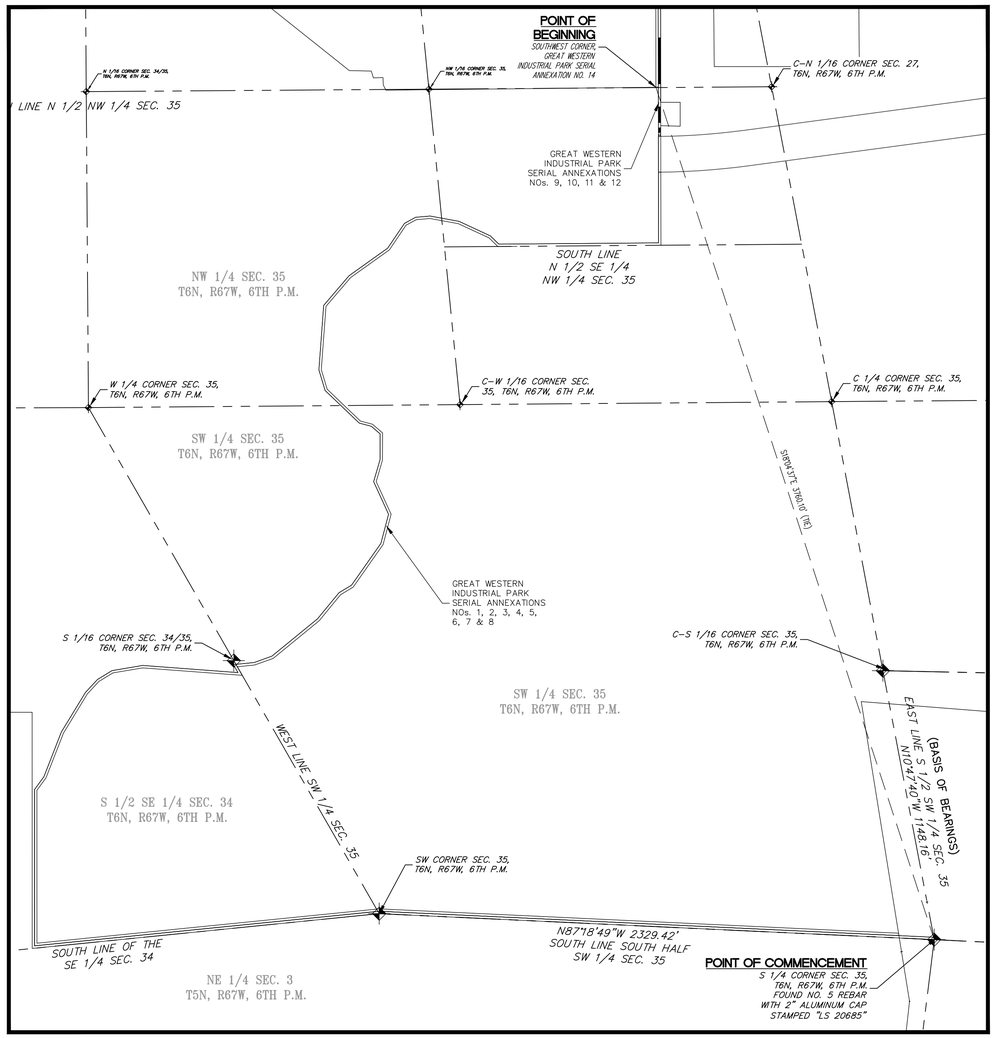
APPROVED BY THE GREELEY CITY COUNCIL ON THIS _____ DAY

OF _____, 20 _____.

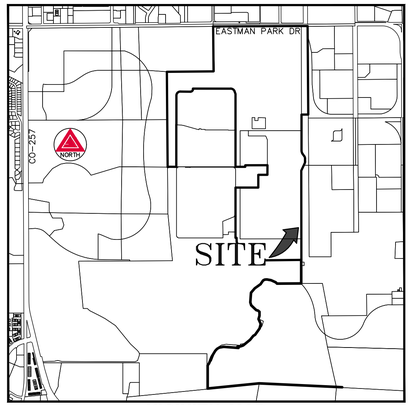
PLANNING COMMISSION RECOMMENDATION

RECOMMENDED / NOT RECOMMENDED BY THE CITY OF GREELEY PLANNING COMMISSION THIS _____ DAY

OF _____, 20 _____.



BASIS OF BEARINGS DETAIL
SCALE 1" = 300'



VICINITY MAP
SCALE 1" = 2000'

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 35, THE WEST HALF OF SECTION 26, AND THE EAST HALF OF SECTION 27, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 35, WHENCE THE EAST LINE OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER BEARS NORTH 10°47'40" WEST A DISTANCE OF 1,148.16 FEET WITH ALL BEARINGS HEREIN AFTER RELATIVE THERETO;

THENCE NORTH 18°04'37" WEST, A DISTANCE OF 3,760.10 FEET TO THE POINT OF BEGINNING, BEING A POINT ON THE WESTERLY BOUNDARY OF GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 14;

THENCE SOUTH 89°22'52" WEST, A DISTANCE OF 1,131.76 FEET;
THENCE NORTH 27°28'47" WEST, A DISTANCE OF 24.00 FEET;
THENCE NORTH 02°30'58" WEST, A DISTANCE OF 32.00 FEET;
THENCE SOUTH 87°29'02" WEST, A DISTANCE OF 40.00 FEET;
THENCE NORTH 17°47'29" WEST, A DISTANCE OF 30.00 FEET;
THENCE NORTH 88°43'06" WEST, A DISTANCE OF 92.00 FEET;

THENCE NORTH 51°25'47" WEST, A DISTANCE OF 589.95 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 115.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 50°51'48", AN ARC LENGTH OF 102.09 FEET;

THENCE NORTH 00°33'59" WEST, A DISTANCE OF 91.26 FEET;
THENCE NORTH 89°54'10" WEST, A DISTANCE OF 29.95 FEET;
THENCE NORTH 00°05'50" EAST, A DISTANCE OF 143.50 FEET;
THENCE NORTH 00°00'33" WEST, A DISTANCE OF 556.24 FEET;
THENCE NORTH 00°00'12" WEST, A DISTANCE OF 705.08 FEET;
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THENCE NORTH 89°58'24" EAST, A DISTANCE OF 256.00 FEET;
THENCE NORTH 00°04'40" EAST, A DISTANCE OF 268.50 FEET;
THENCE SOUTH 89°55'01" WEST, A DISTANCE OF 619.50 FEET;
THENCE SOUTH 00°10'24" EAST, A DISTANCE OF 44.09 FEET;
THENCE NORTH 89°59'34" WEST, A DISTANCE OF 273.33 FEET;
THENCE NORTH 00°00'54" EAST, A DISTANCE OF 2,036.31 FEET;
THENCE NORTH 19°59'40" WEST, A DISTANCE OF 77.96 FEET;

TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 114.99 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 70°00'54" WEST;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 69°56'07", AN ARC LENGTH OF 140.36 FEET;

THENCE NORTH 89°55'01" WEST, A DISTANCE OF 1,055.40 FEET;

THENCE SOUTH 00°34'51" WEST, A DISTANCE OF 15.59 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 72.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°59'02", AN ARC LENGTH OF 113.08 FEET;

THENCE NORTH 89°26'07" WEST, A DISTANCE OF 278.38 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 110.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°38'43", AN ARC LENGTH OF 174.03 FEET;

THENCE SOUTH 00°04'50" EAST, A DISTANCE OF 810.27 FEET;
THENCE SOUTH 89°35'09" WEST, A DISTANCE OF 3.21 FEET;
THENCE SOUTH 00°00'05" EAST, A DISTANCE OF 1,181.52 FEET;
THENCE NORTH 89°59'34" WEST, A DISTANCE OF 193.22 FEET;
THENCE SOUTH 79°01'28" WEST, A DISTANCE OF 50.70 FEET;
THENCE NORTH 00°27'05" WEST, A DISTANCE OF 2,664.89 FEET;
THENCE NORTH 89°27'41" EAST, A DISTANCE OF 1,305.16 FEET;
THENCE NORTH 00°31'48" WEST, A DISTANCE OF 1,256.25 FEET;
THENCE NORTH 89°44'29" EAST, A DISTANCE OF 2,639.85 FEET;
THENCE SOUTH 00°25'27" EAST, A DISTANCE OF 2,475.57 FEET;
THENCE SOUTH 89°38'04" WEST, A DISTANCE OF 188.86 FEET;

THENCE SOUTH 00°00'16" EAST, A DISTANCE OF 1,011.32 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 139.50 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36°06'20", AN ARC LENGTH OF 87.91 FEET;

THENCE SOUTH 36°06'36" EAST, A DISTANCE OF 81.95 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 116.50 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°45'38", AN ARC LENGTH OF 72.71 FEET;

THENCE SOUTH 00°20'58" EAST, A DISTANCE OF 82.42 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 130.50 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°14'46", AN ARC LENGTH OF 57.50 FEET;

THENCE SOUTH 24°53'16" WEST, A DISTANCE OF 220.29 FEET TO THE NORTHEAST CORNER OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 14;

THENCE, ALONG THE BOUNDARY OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 14, THE FOLLOWING FOURTEEN COURSES;

1. *SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;*
2. *SOUTH 00°04'30" EAST, A DISTANCE OF 1,000.00 FEET;*
3. *SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;*
4. *NORTH 00°04'30" WEST, A DISTANCE OF 1,000.00 FEET;*
5. *SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;*
6. *SOUTH 00°04'30" EAST, A DISTANCE OF 1,000.00 FEET;*
7. *SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;*
8. *NORTH 00°04'30" WEST, A DISTANCE OF 1,000.00 FEET;*
9. *SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;*
10. *SOUTH 00°04'30" EAST, A DISTANCE OF 1,000.00 FEET;*
11. *SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;*
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13. *SOUTH 89°55'30" WEST, A DISTANCE OF 8.00 FEET;*
14. *SOUTH 00°04'30" EAST, A DISTANCE OF 2,496.22 FEET TO THE POINT OF BEGINNING.*

CONTAINING AN AREA OF 324.895 ACRES, (14,152,434 SQUARE FEET), MORE OR LESS.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

LEGAL DESCRIPTION (CONT.)

A PARCEL OF LAND BEING A PORTION OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, ALSO BEING ALL THAT CERTAIN LOT AS SHOWN ON SUBDIVISION EXEMPTION NO. SE-1099 AS RECORDED IN THE RECORDS OF WELD COUNTY CLERK AND RECORDER AT RECEPTION NO. 3455394.

CONTAINING AN AREA OF 2.468 ACRES, (107,498 SQUARE FEET), MORE OR LESS.

HAVING A NET AREA OF 322.427 ACRES, (14,044,936 SQUARE FEET), MORE OR LESS.

_____ _____
SIGNATURE OF OWNER *DATE*

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____ A.D. _____

STATE OF COLORADO)
CITY OF GREELEY)
WELD COUNTY)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____DAY OF 20_____

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

STATEMENT OF INTENT

THE LANDOWNERS OF THE PROPERTY DESCRIBED IN THE GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION MAP NOS. 1-15, SUCH LANDOWNERS OWNING 100% OF SUCH PROPERTY, INTEND TO ANNEX THEIR PROPERTY INTO THE CITY OF GREELEY.

CONTIGUITY

TOTAL PERIMETER BEING ANNEXED = 34,339.55'
MINIMUM REQUIRED CONTIGUITY = 5,723.26'
TOTAL PERIMETER CONTIGUOUS TO CITY OF GREELEY = 8,516.22'
CONTIGUOUS PERIMETER PERCENTAGE = 24.80%
TOTAL ANNEXED AREA = 14,044,936 SQ. FT. OR 322.427 ACRES, MORE OR LESS

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE ASSUMED AND ARE BASED ON THE EAST LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35, WHICH BEARS NORTH 10°47'40" WEST, A DISTANCE OF 1148.16 FEET.

2. UNITS SHOWN HEREON ARE IN U.S. SURVEY FEET.

3. THIS ANNEXATION MAP HAS BEEN PREPARED FROM RECORD INFORMATION AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY.

SURVEYOR'S CERTIFICATE

I, JAMES E. LYNCH, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS ANNEXATION MAP WAS PREPARED UNDER MY DIRECT SUPERVISION; AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THIS MAP ACCURATELY DELINEATES THE PARCEL OF LAND TO BE ANNEXED TO THE CITY OF GREELEY, COLORADO; AND THAT AT LEAST ONE SIXTH (1/6) OF THE BOUNDARY OF SAID PARCEL IS CONTIGUOUS TO THE PRESENT BOUNDARY OF THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

JAMES E. LYNCH
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR No. 37933
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS ANNEXATION MAP WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS ANNEXATION MAP BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

SCALE 1"=20'
DES RDS DWN JEL
DATE 2/12/2026

DATE	BY	REVISION DESCRIPTION

AZTEC CONSULTANTS, INC.
300 East Mineral Ave, Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEX. 15
NW 1/4, SEC. 35, W 1/2, SEC. 26 & E 1/2, SEC. 27 T6N, R67W, 6TH P.M.
WELD COUNTY, COLORADO
PREPARED FOR: REDLAND
1500 WEST CANAL COURT, LITTLETON, CO 80120

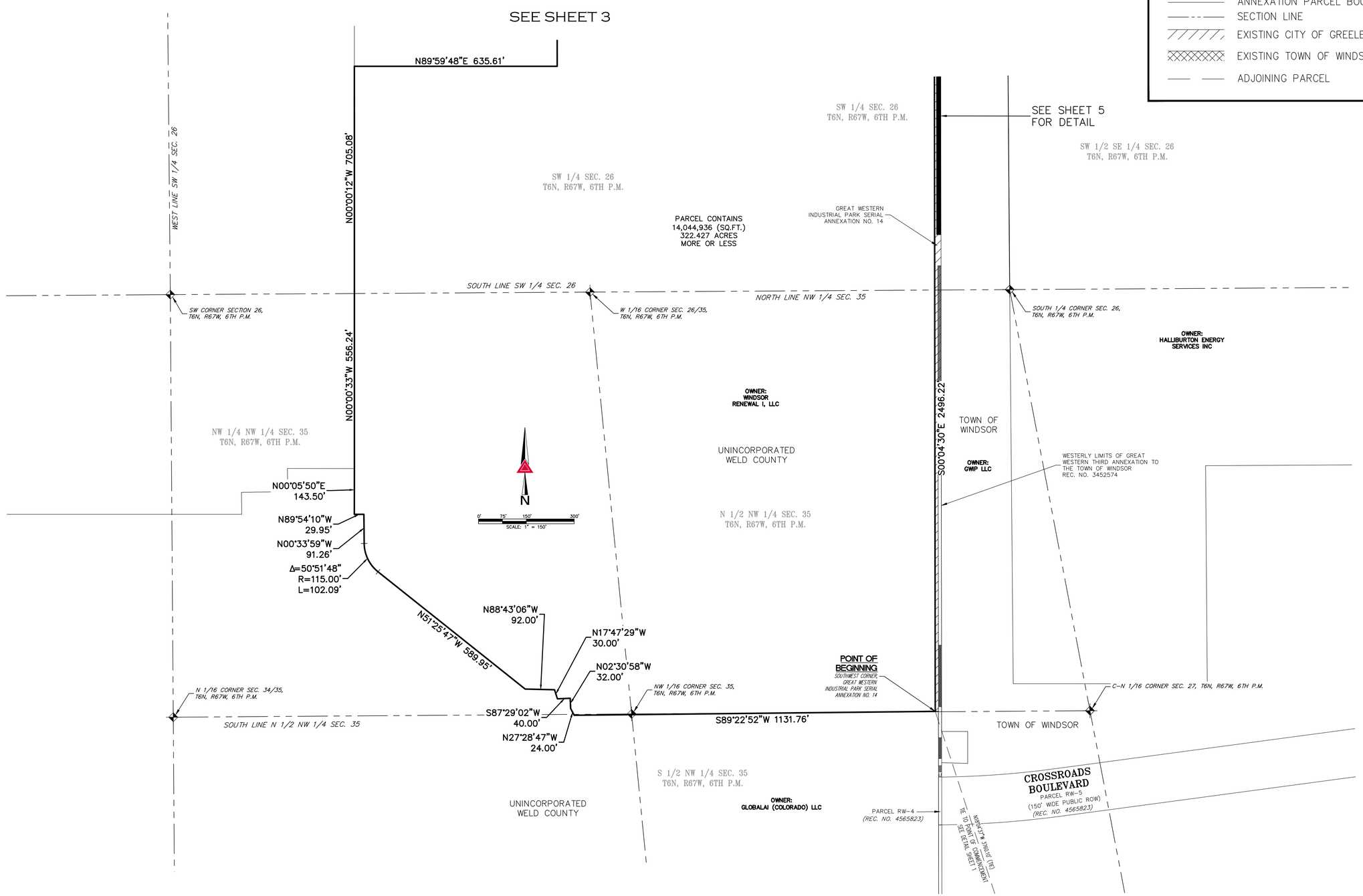
SHEET 1 OF 5 SHEETS

54825-07
JOB NO.

GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION MAP NO. 15 OF 15

TO THE CITY OF GREELEY, COLORADO

LOCATED IN THE NORTHWEST QUARTER OF SECTION 35 AND THE WEST HALF OF SECTION 26
AND THE EAST HALF OF SECTION 27
TOWNSHIP 6 NORTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN
COUNTY OF WELD, STATE OF COLORADO
PROJECT NUMBER: ANX2025-0019



LEGEND

- ALIQUOT CORNER AS NOTED
- ANNEXATION PARCEL BOUNDARY
- SECTION LINE
- EXISTING CITY OF GREELEY LIMITS
- EXISTING TOWN OF WINDSOR LIMITS
- ADJOINING PARCEL

SCALE	DES	PM
1"=20'	RDS	JEL
	DATE	2/12/2026

DATE	BY	REVISION DESCRIPTION

AZTEC CONSULTANTS, INC.
300 East Mineral Ave, Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEX. 15
NW 1/4, SEC. 35, W 1/2, SEC. 26 & E 1/2, SEC. 27 T6N, R67W, 6TH P.M.
WELD COUNTY, COLORADO

PREPARED FOR:
REDLAND
1500 WEST CANAL COURT, LITTLETON, CO 80120

SHEET 2 OF 5 SHEETS

JOB NO. 54825-07

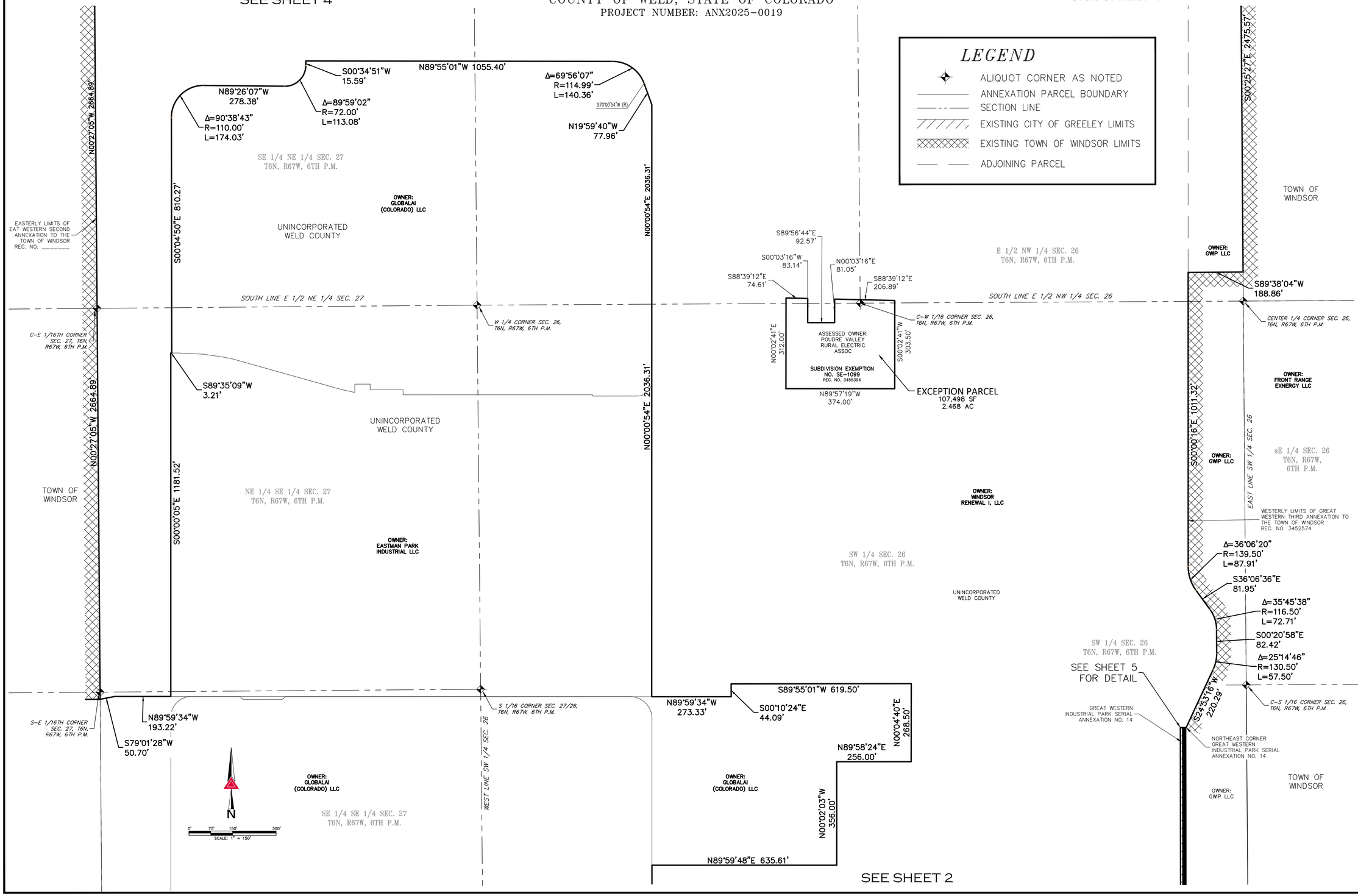
GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION MAP NO. 15 OF 15

TO THE CITY OF GREELEY, COLORADO

LOCATED IN THE NORTHWEST QUARTER OF SECTION 35 AND THE WEST HALF OF SECTION 26
AND THE EAST HALF OF SECTION 27
TOWNSHIP 6 NORTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN
COUNTY OF WELD, STATE OF COLORADO
PROJECT NUMBER: ANX2025-0019

SEE SHEET 4

SEE SHEET 4



SEE SHEET 2

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SHEET 3 OF 5 SHEETS

JOB NO. 54825-07

GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION MAP NO. 15 OF 15

TO THE CITY OF GREELEY, COLORADO

LOCATED IN THE NORTHWEST QUARTER OF SECTION 35 AND THE WEST HALF OF SECTION 26
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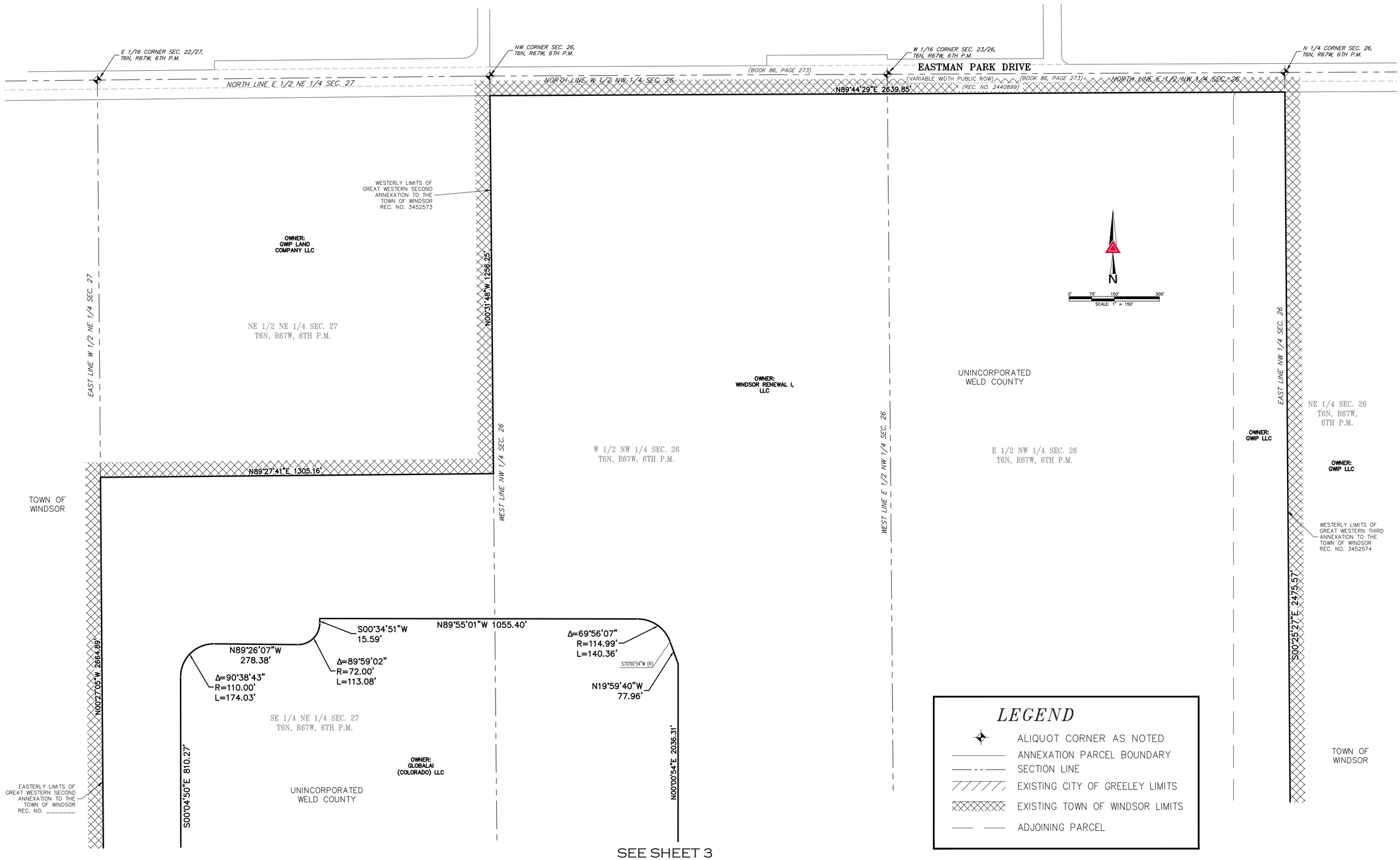

SEE SHEET 3

LEGEND

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SHEET 4 OF 5 SHEETS

JOB NO. 54825-07

GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION MAP NO. 15 OF 15

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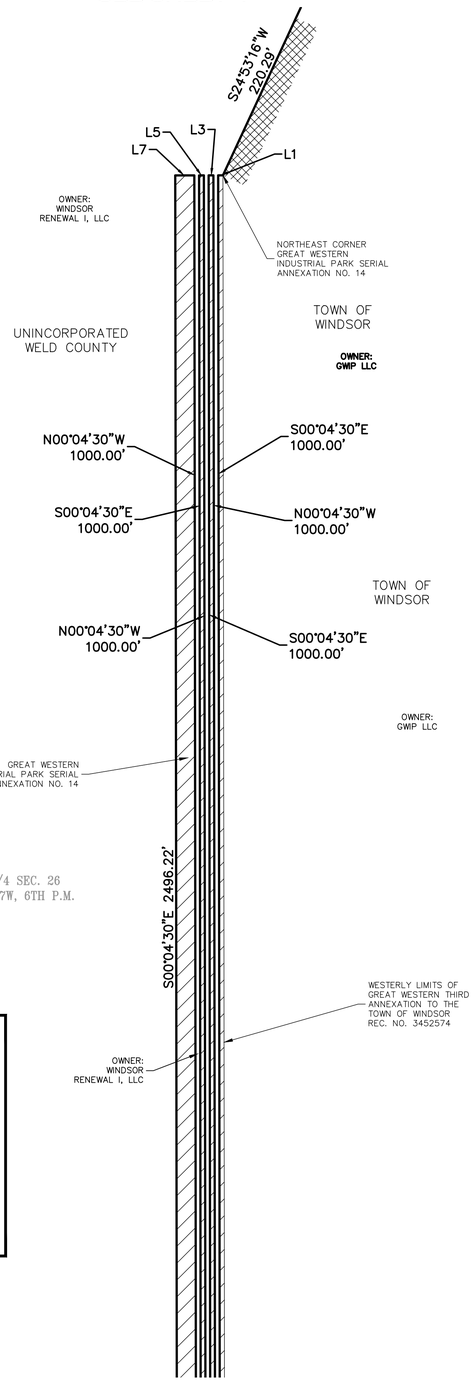
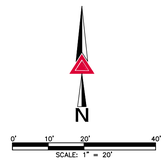
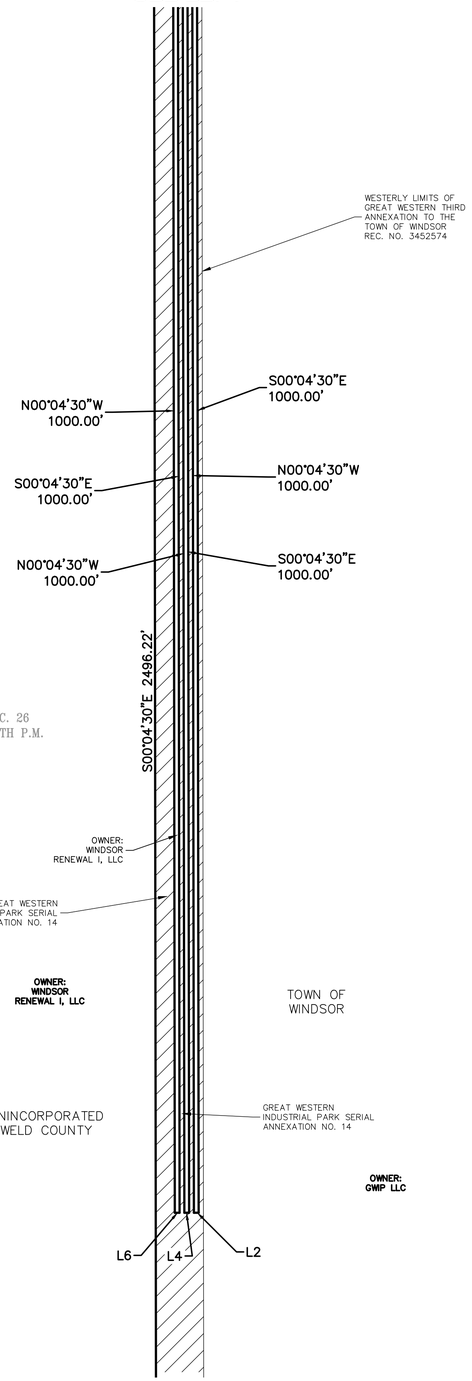




LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°55'30"W	2.00'
L2	S89°55'30"W	2.00'
L3	S89°55'30"W	2.00'
L4	S89°55'30"W	2.00'
L5	S89°55'30"W	2.00'
L6	S89°55'30"W	2.00'
L7	S89°55'30"W	8.00'

SEE LEFT



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SEE RIGHT

SEE SHEET 2

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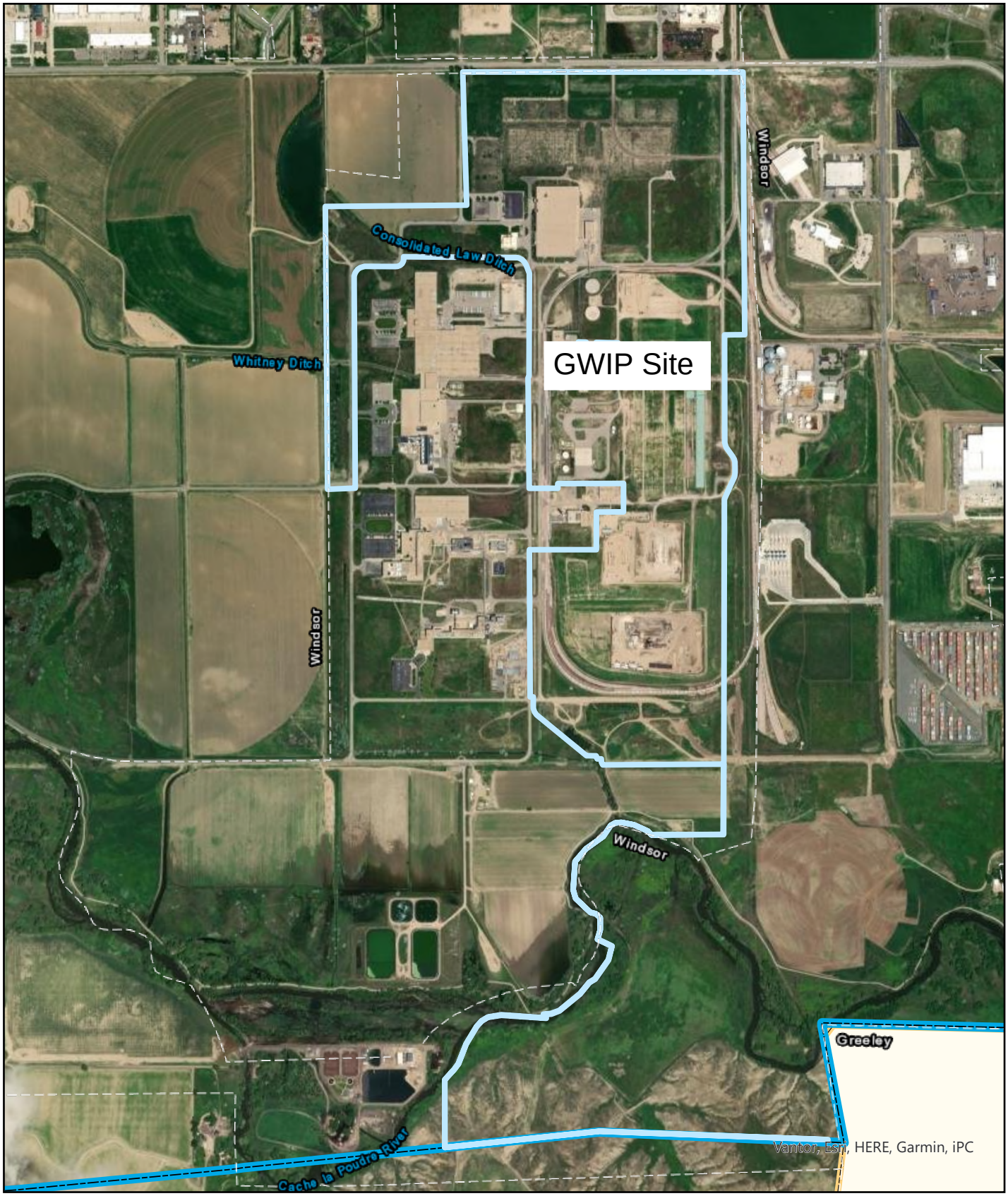
SHEET 5 OF 5 SHEETS

JOB NO. 54825-07

Vicinity Map

GWIP/BROE Site Boundary



Long-Range Expected Growth Area (LREGA)

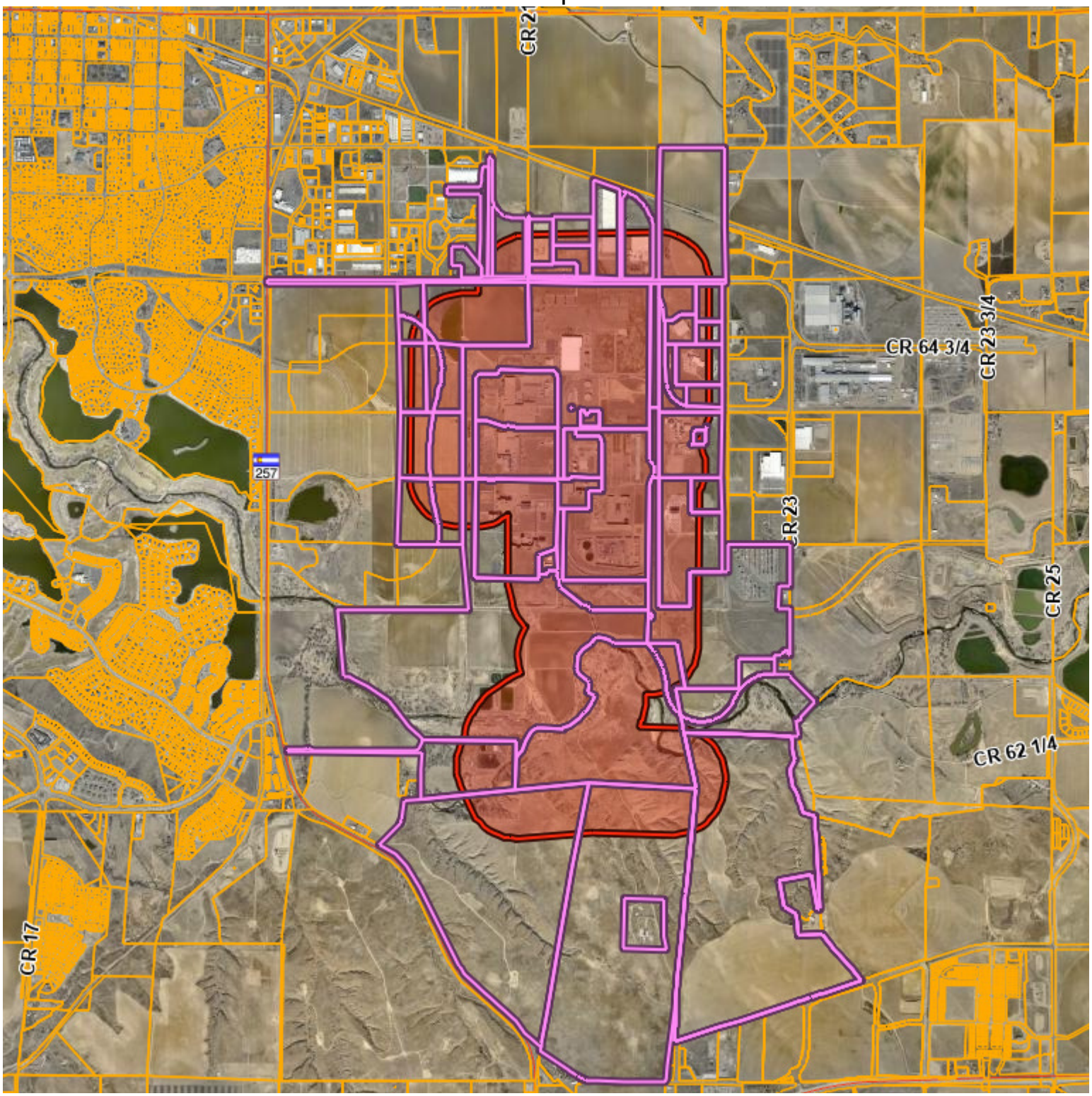
Greeley City Limits

GWIP Site Location

N

0 0.25 0.5 1 Miles

Neighborhood Notification Boundary Map



Scale: 1:32635

Notes: Notices send within 1,000' of the GWIP Annexation Site

Great Western Industrial Park (GWIP) Serial Annexation No. 1 – 15 & Establishment of Zoning – ANX2025-0007, ANX2025-0006, ANX2025-0005, ANX2025-0004, ANX2025-0012, ANX2025-0011, ANX2025-0010, ANX2025-0009, ANX2025-0008, ANX2025-0014, ANX2025-0015, ANX1015-0016, ANX2025-0017, ANX2025-0018, ANX2025-0019. ZON2026-0001

Community Vitality

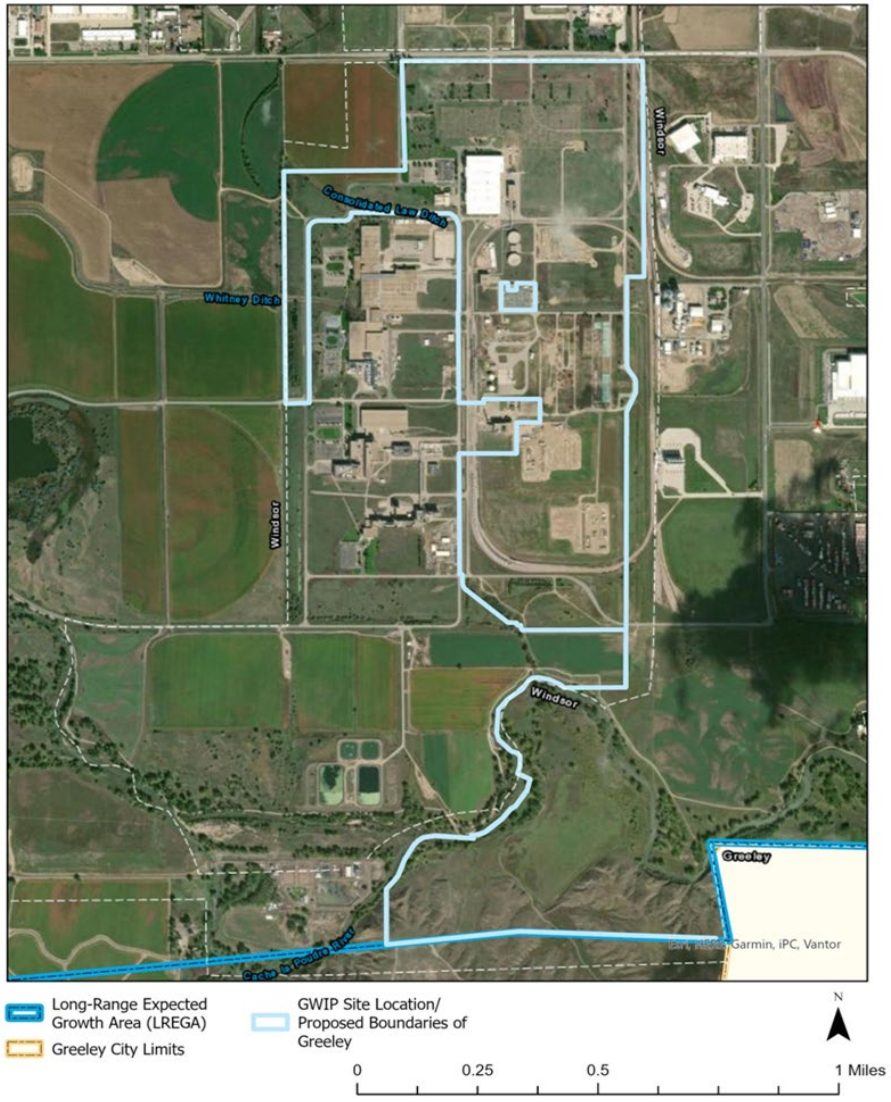
Michael Franke, AICP, Planner III
michael.franke@greeleygov.com (970) 350-9782

Planning Commission – May 26, 2026

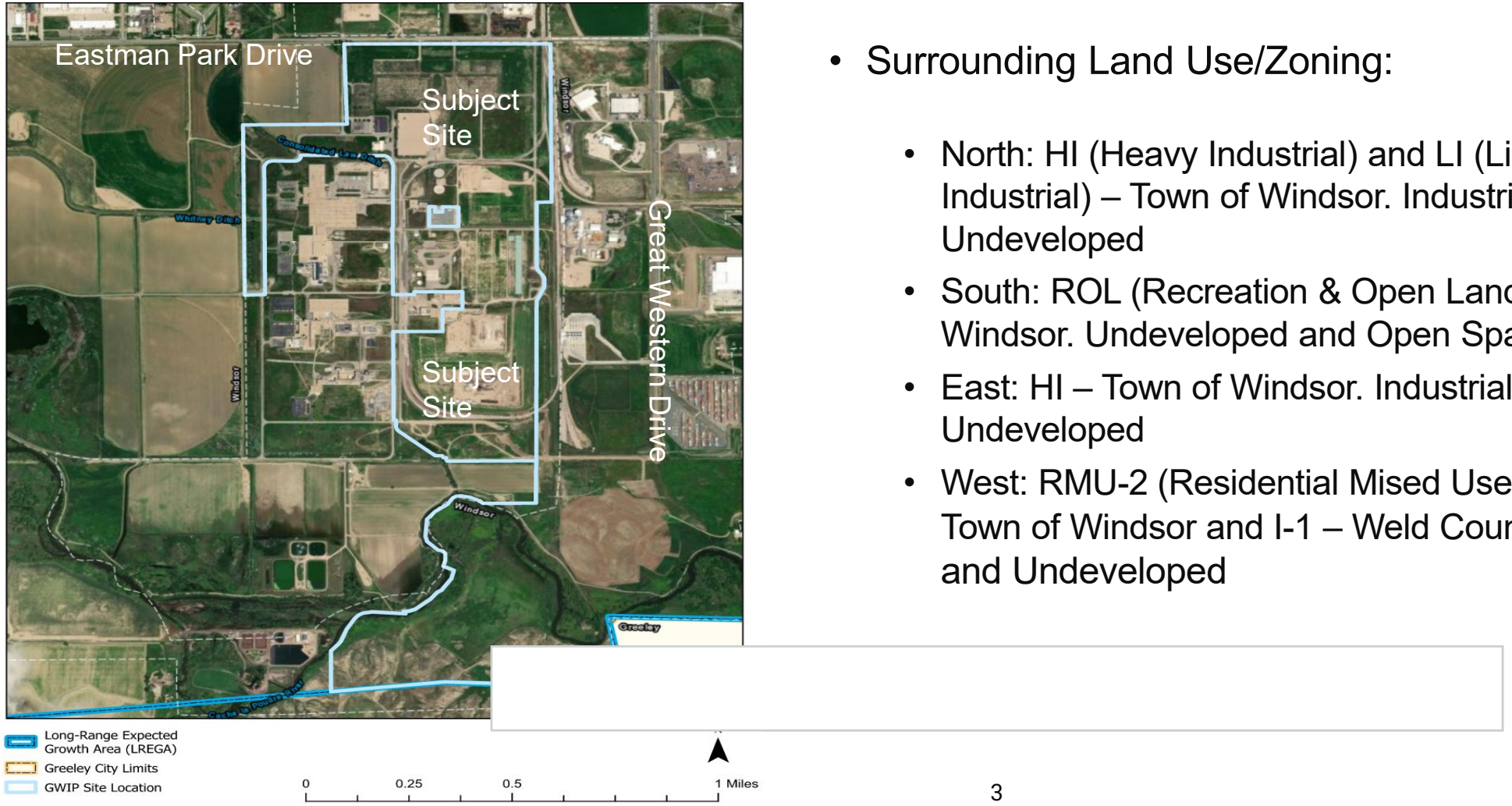
Agenda

- **Request:**
  - Annexation Ordinance
  - Establishment of Zoning Ordinance
- **Background:**
  - Property contains former Kodak and other industrial uses part of the Great Western Industrial Park
  - Zoned in unincorporated Weld County as I-1 (Industrial)
  - Council pass substantial compliance resolutions 3/17/26 (Res. No. 25-39, 2026)
  - Council pass eligibility resolutions 5/5/2026 (Res. No. 58-72, 2026)
- **Planning Commission Action**
  - Make a recommendation to City Council to adopt or deny the annexation and zoning ordinances

GWIP/BROE Site Boundary



Serial Annexation & Zoning Location



- Surrounding Land Use/Zoning:
  - North: HI (Heavy Industrial) and LI (Limited Industrial) – Town of Windsor. Industrial and Undeveloped
  - South: ROL (Recreation & Open Lands) – Town of Windsor. Undeveloped and Open Space
  - East: HI – Town of Windsor. Industrial and Undeveloped
  - West: RMU-2 (Residential Mised Use – Two) – Town of Windsor and I-1 – Weld County. Industrial and Undeveloped

Annexation Considerations

Approval Criteria

- Annexation Criteria – 24-214.b Five Criteria Used to Evaluate Annexation applications
- The proposed Serial Annexation is consistent with the criteria as outlined in your reports

Notification

- Notice letters sent to property owners
- Signs posted on property
- Web and published notification provided

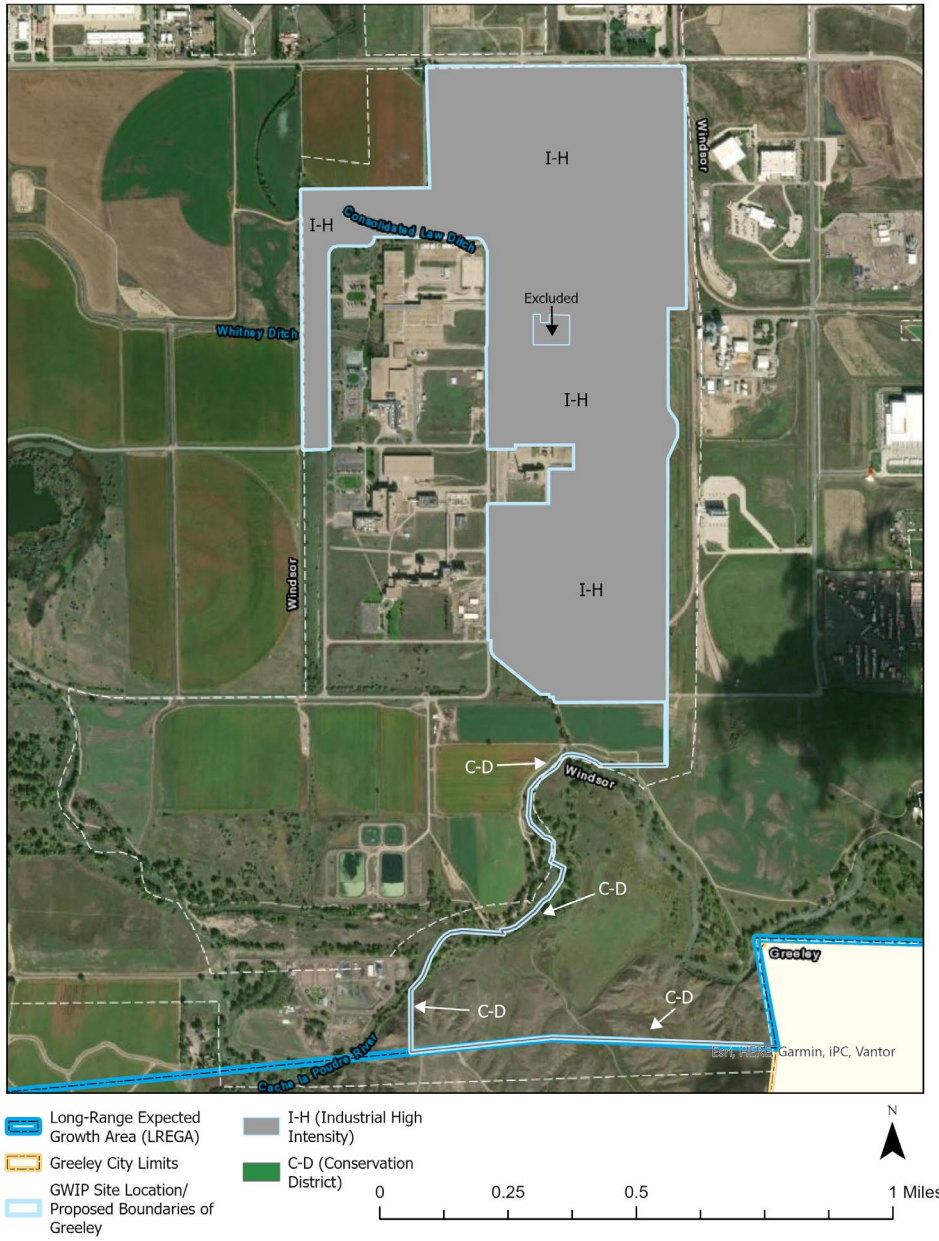
Recommendation

- Community Development recommends approval

Proposed Zoning

I-H & C-D

GWIP/BROE Site Boundary



Establishment of Zoning Considerations

Approval Criteria

- Rezone Criteria – 24-204.b Nine Criteria Used to Evaluate Rezoning applications
- The proposed Establishment of Zoning is consistent with the criteria as outlined in your Summary

Notification

- Notice letters sent to property owners
- Signs posted on property
- Web and published notification provided

Recommendation

- Community Development recommends approval

Thank you

City of Greeley Colorado

Motion – Serial Annexation

Recommended (Approval)

- Annexation No. 1
  - Based on the application received and the preceding analysis, the Planning Commission finds that the request for annexation meets the approval criteria found in Section 24-214.b.2(a-e) and recommends approval of the Great Western Industrial Park (GWIP) Serial Annexation No. 1 to City Council.
- Annexation No. 2
  - Based on the application received and the preceding analysis, the Planning Commission finds that the request for annexation meets the approval criteria found in Section 24-214.b.2(a-e) and recommends approval of the Great Western Industrial Park (GWIP) Serial Annexation No. 2 to City Council.
- Annexation No. 3
  - Based on the application received and the preceding analysis, the Planning Commission finds that the request for annexation meets the approval criteria found in Section 24-214.b.2(a-e) and recommends approval of the Great Western Industrial Park (GWIP) Serial Annexation No. 3 to City Council.

Motion – Serial Annexation

Recommended (Approval)

- Annexation No. 4
  - Based on the application received and the preceding analysis, the Planning Commission finds that the request for annexation meets the approval criteria found in Section 24-214.b.2(a-e) and recommends approval of the Great Western Industrial Park (GWIP) Serial Annexation No. 4 to City Council.
- Annexation No. 5
  - Based on the application received and the preceding analysis, the Planning Commission finds that the request for annexation meets the approval criteria found in Section 24-214.b.2(a-e) and recommends approval of the Great Western Industrial Park (GWIP) Serial Annexation No. 5 to City Council.
- Annexation No. 6
  - Based on the application received and the preceding analysis, the Planning Commission finds that the request for annexation meets the approval criteria found in Section 24-214.b.2(a-e) and recommends approval of the Great Western Industrial Park (GWIP) Serial Annexation No. 6 to City Council.

Motion – Serial Annexation

Recommended (Approval)

- Annexation No. 7
  - Based on the application received and the preceding analysis, the Planning Commission finds that the request for annexation meets the approval criteria found in Section 24-214.b.2(a-e) and recommends approval of the Great Western Industrial Park (GWIP) Serial Annexation No. 7 to City Council.
- Annexation No. 8
  - Based on the application received and the preceding analysis, the Planning Commission finds that the request for annexation meets the approval criteria found in Section 24-214.b.2(a-e) and recommends approval of the Great Western Industrial Park (GWIP) Serial Annexation No. 8 to City Council.
- Annexation No. 9
  - Based on the application received and the preceding analysis, the Planning Commission finds that the request for annexation meets the approval criteria found in Section 24-214.b.2(a-e) and recommends approval of the Great Western Industrial Park (GWIP) Serial Annexation No. 9 to City Council.

Motion – Serial Annexation

Recommended (Approval)

- Annexation No. 10
  - Based on the application received and the preceding analysis, the Planning Commission finds that the request for annexation meets the approval criteria found in Section 24-214.b.2(a-e) and recommends approval of the Great Western Industrial Park (GWIP) Serial Annexation No. 10 to City Council.
- Annexation No. 11
  - Based on the application received and the preceding analysis, the Planning Commission finds that the request for annexation meets the approval criteria found in Section 24-214.b.2(a-e) and recommends approval of the Great Western Industrial Park (GWIP) Serial Annexation No. 11 to City Council.
- Annexation No. 12
  - Based on the application received and the preceding analysis, the Planning Commission finds that the request for annexation meets the approval criteria found in Section 24-214.b.2(a-e) and recommends approval of the Great Western Industrial Park (GWIP) Serial Annexation No. 12 to City Council.

Motion – Serial Annexation

Recommended (Approval)

- Annexation No. 13
  - Based on the application received and the preceding analysis, the Planning Commission finds that the request for annexation meets the approval criteria found in Section 24-214.b.2(a-e) and recommends approval of the Great Western Industrial Park (GWIP) Serial Annexation No. 13 to City Council.
- Annexation No. 14
  - Based on the application received and the preceding analysis, the Planning Commission finds that the request for annexation meets the approval criteria found in Section 24-214.b.2(a-e) and recommends approval of the Great Western Industrial Park (GWIP) Serial Annexation No. 14 to City Council.
- Annexation No. 15
  - Based on the application received and the preceding analysis, the Planning Commission finds that the request for annexation meets the approval criteria found in Section 24-214.b.2(a-e) and recommends approval of the Great Western Industrial Park (GWIP) Serial Annexation No. 15 to City Council.

Motion – Zoning

Recommended (Approval)

- Based on the application received and the preceding analysis, the Planning Commission finds that the request for an establishment of zoning meets the approval criteria found in Section 24-204.b.(1-9) and recommends approval of the establishment of zoning to City Council.

Review Criteria – Annexations

1.	**The proposed annexation is in conformance with the Comprehensive Plan.**
	Annexation of the subject property furthers Greeley's goals and visions set forth in the Three-Mile Plan and the Imagine Greeley Comprehensive Plan ("Comprehensive Plan"). The Three-Mile Plan includes conceptual maps showing projected land uses, parks, natural areas, transportation infrastructure, and water and sewer extensions for the subject property and adjacent 400+ acre property located in unincorporated Weld County owned by GlobalAI (Colorado) LLC and known as the "Carestream Site." The Comprehensive Plan expressly states that "growth north of the Cache la Poudre River is desirable and efforts should be proactively pursued, such as water infrastructure and services, to expedite resolution of development challenges in this area of the community." Comprehensive Plan, p. 42. The proposed annexation provides the first step in accomplishing this vision and provides contiguity by which adjacent properties in unincorporated Weld County, like the Carestream Site, could utilize to one day annex into Greeley. See response on pages 6-7 for additional information regarding the annexation's conformance with the Comprehensive Plan.

Review Criteria – Annexations

2.	**The proposed annexation promotes geographical balance of the City's land use pattern**
	The proposed rezoning requested for the properties subject to the proposed annexation will promote geographical balance of the City's land use pattern. The properties within Annexation Nos. 1-8, which are adjacent to the Cache La Poudre River, will remain undeveloped and zoned within the Conservation District to align with the floodplain designation and habitat along the Cache La Poudre River. The properties within Annexation Nos. 9-15 will be zoned within the Industrial High Intensity zoning district to align with the existing development on the properties and allow for future industrial development compatible with surrounding properties. The proposed annexation will compliment and extend the City's existing land use pattern.

Review Criteria – Annexations

3.	**Adequate services are or will be available to support the development expected to result from the proposed annexation.**
	Adequate public services and facilities are or will be available to support the development expected to result from the proposed annexation. Greeley currently provides extraterritorial treated water service to the properties subject to this annexation pursuant to the Outside of City Treated Water Service Agreement dated February 5, 2020 by and between the City and Windsor Renewal I, LLC. The Town of Windsor provides wastewater service to the properties, while all stormwater drainage is privately managed onsite. Following annexation, the applicant anticipates that Greeley will continue to provide treated water and will replace Windsor as the wastewater service provider. In connection with future development of the properties subject to the annexations, the applicant or owner will adhere to all development impact fee requirements set forth in Title 6, Chapter 15 of the Code to ensure there are sufficient police, fire, park, trails, storm drainage, and transportation services and facilities available to serve the property.

Review Criteria – Annexations

4.	**The proposed annexation provides for a continual and rational boundary.**
	Compliance with the Annexation Act's contiguity requirements set forth in C.R.S. § 31-12-104(1)(a) by each annexation in this proposed serial annexation provides a: (1) continual extension of Greeley's municipal boundary; and (2) rebuttable presumption pursuant to C.R.S. § 31-12-104(1)(b) that a community of interest exists between the area proposed for annexation and Greeley, that the area is urban or will be urbanized in the near future, and that the area is integrated with or is capable or being integrated with Greeley. The expansion of Greeley's municipal boundaries to include property in which a community of interest exists, is integrated with Greeley, and Greeley is already providing water service is a rational extension of Greeley's municipal boundaries. Greeley currently provides extraterritorial treated water service to the subject property and adjacent properties in unincorporated Weld County, like the Carestream Site. Greeley has the existing water infrastructure and capacity to serve the subject property. Annexing the subject property (and potentially adjacent properties in the future) provides a rational extension of Greeley's municipal boundaries in an area where it is already providing services, and offers Greeley the added benefit of expanding its sales tax and revenue base. Greeley's proposed Arroyos Del Sol annexation is located generally south and further west than the proposed annexation. The southern portion of the proposed annexation and the northern portion of the Arroyos Del Sol annexation are separated only by a 10-foot strip of the Carestream Site located in unincorporated Weld County (not Windsor). Annexation of the subject property reflects a rational extension of Greeley's municipal boundaries in that it is consistent with Greeley's pattern of westward expansion, in conformance with Greeley's land planning policies set forth in the Three-Mile Plan and Comprehensive Plan, and provides the opportunity for Greeley to expand its sales tax and revenue base. Annexation of the subject property furthers Greeley's goals and visions set forth in the Three Mile Plan and the Comprehensive Plan. The Three Mile Plan includes conceptual maps showing projected land uses, parks, natural areas, transportation infrastructure, and water and sewer extensions for the subject property and adjacent 400+-acre property located in unincorporated Weld County owned by GlobalAI (Colorado) LLC and known as the "Carestream Site." The Comprehensive Plan expressly state that "growth north of the Cache la Poudre River is desirable and efforts should be proactively pursued, such as water infrastructure and services, to expedite resolution of development challenges in this area of the community." Comprehensive Plan, p. 42. The proposed annexation provides the first step in accomplishing this vision and provides contiguity by which adjacent properties in unincorporated Weld County, like the Carestream Site, could utilize to one day annex into Greeley.

Review Criteria – Annexations

5.	**The proposed annexation is needed to accommodate future land use requirements.**
	The proposed annexation is necessary to accommodate future development that will create numerous jobs, economic benefits and an increased tax base for the benefit of the City. Development of the properties subject to the annexation within the Town of Windsor and/or unincorporated Weld County is not feasible.

Review Criteria – Zoning

1.	**The proposal is in accordance with the goals and objectives of the Comprehensive Plan and any other plan, policy or guidance adopted pursuant to that plan.**
	Imagine Greeley Comprehensive Plan's ("Comprehensive Plan") Land Use Guidance Map does not currently include the subject property. However, Greeley's Three-Mile Plan was recently updated to establish land uses for potential areas for annexation beyond the existing growth boundaries. The Three-Mile Plan proposes future land uses of Parks, Open Spaces, and Natural Areas for much of the subject property comprising Annexation Nos. 1-8 and Commercial, Employment, and Industrial for the portions of the subject property comprising Annexation Nos. 9-15. The Comprehensive Plan indicates an annexation should show it meets its identified goals and objectives and 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" (Objective GC-1.5). Comprehensive Plan, p. 43. Annexation of the properties is consistent with this stated objective, and inclusion into Greeley addresses numerous components of the Comprehensive Plan. The proposed zoning of the properties comprising Annexation Nos. 1-8 within the Conservation District is consistent with the guidance set forth in the Three-Mile Plan and Comprehensive Plan. The proposed Conservation District zoning furthers the Comprehensive Plan's goals and policies to ensure these properties located along the Cache La Poudre River will remain primarily undeveloped. The proposed zoning will advance Comprehensive Plan Objective NR-3.5 Preservation of Natural Area, which seeks to "protect important natural areas, native wildlife habitat, vistas, and other significant or environmentally sensitive lands" and "develop mechanisms to ensure that natural areas are preserved as development occurs." Comprehensive Plan, p. 70. Because a good portion of the properties comprising Annexation Nos. 1-8 are located within the floodway, designating the properties for uses that are not associated with development is also aligned with Objective PS-1.1 to prohibit development in the floodway. Comprehensive Plan, p. 78. The proposed zoning of the properties comprising Annexation Nos. 9-15 within the Industrial High Intensity zoning district is consistent with the guidance set forth in the Three-Mile Plan and a number of important goals and policies set forth in the Comprehensive Plan that seek to promote economic development within Greeley. The Comprehensive Plan calls for the expansion of the Long Range Expected Growth Area, and particularly, Comprehensive Plan Objective GC-1.4 states that "growth north of the Cache la Poudre River is desirable and efforts should be proactively pursued." Comprehensive Plan, p. 42. The proposed zoning of the subject properties to the Industrial High Intensity zoning district will allow for industrial development within Greeley that will in turn create a wide range of employment opportunities for Greeley citizens and generate tax and other revenue sources for Greeley. The proposed zoning furthers the Comprehensive Plan's economic development and growth related goals and objectives seeking to "promote a healthy, progressive, and competitive local economy" (Comprehensive Plan Goal ED-1), support "desired economic sectors and a diverse local economy" (Comprehensive Plan Goal ED-2), and attract and maintain "an employed, skilled, and adaptable workforce" (Comprehensive Plan Goal ED-3). Comprehensive Plan, pp. 24-26. In addition, zoning the property within the Industrial High Intensity zoning district will further the Comprehensive Plan's goals of providing a strategic location "for business and industry on the Land Use Guidance map" (Comprehensive Plan Objective ED-2.6), encouraging a growing tax base (Comprehensive Plan Objective ED-1.2) and diverse employment base that assures "stability in times of economic change" (Comprehensive Plan Objective ED-1.4), and providing economic opportunities and jobs that are inclusive of and attract a diverse workforce (Comprehensive Plan Objective ED-3.1). Comprehensive Plan, pp. 24, 26. Finally, it will "support the community by encouraging development that expands opportunities for people who live and work in Greeley" (Comprehensive Plan Objective GC-2.2). Comprehensive Plan, p. 44. Importantly, development of the properties subject to Annexation Nos. 9-15 will be served by adequate public facilities and services by Greeley (Comprehensive Plan Goal IN-1). Comprehensive Plan, p. 62.

Review Criteria – Zoning

2.	**The proposal can fulfill the intent of the zoning district considering the relationship to surrounding areas.**
	Per Code Table 24-4-1, the Conservation District is “intended to provide a zoning classification for commercial mineral deposits, the floodway, farming, parks and permanent open space. It is a non-development district that can provide productive uses without significant building and infrastructure investment, or generates value to surrounding development through ecological, recreation, or aesthetic services on the land.” The properties comprising Annexation Nos. 1-8 are primarily located adjacent to the Cache La Poudre River, with portions also located within the flood zone. These properties will remain largely undeveloped, but for potential public infrastructure improvements. Zoning these properties within the Conservation District will further the intent of the Conservation District by ensuring the land remains undeveloped, protecting the natural environment and habitat along the Cache La Poudre River, and providing ecological, recreation, and aesthetic benefits to neighboring, developed properties. Per Code Table 24-4-1 the Industrial High Intensity zoning district “provides for the broadest scope of manufacturing and distribution uses that are not compatible with residential or commercial activity due to the scale, operation, intensity or impacts of activities, or due to the high level of transportation access and support infrastructure required of the business.” The applicant has previously developed portions of the properties comprising Annexation Nos. 9-15 in accordance with the existing I-1 (Light Industrial) zone district in the County. Zoning these properties within Greeley’s Industrial High Intensity zoning district will align with the existing development on the properties, complement the existing industrial zoning and development of neighboring properties, and allow for future industrial development compatible with surrounding properties that will generate employment opportunities and taxes in Greeley, all of which will further the intent of the Industrial Hight Intensity zoning district.

Review Criteria – Zoning

3.	**Whether the area changed, or is it changing to such a degree that it is in the public interest to rezone the subject property to encourage development or redevelopment of the area.**
	The subject property's annexation to Greeley constitutes a significant change that warrants a rezoning. As discussed above, C.R.S. Section 31-12-115 and Code Section 24-214.c.4 require Greeley zone the subject property in connection with annexation to Greeley. The rezoning of the properties will advance the public interest by ensuring the protection of natural habitat and floodways along the Cache La Poudre River, while encouraging industrial development within a heavy industrial area.
4.	**Whether the existing zoning been in place for a substantial time without development, and if this indicates the existing zoning is inappropriate given development trends in the vicinity.**
	The properties' existing industrial zoning dates back to the 1970s. The applicant has developed portions of the properties in accordance with the existing I-1 (Light Industrial) zone district in the County. Industrial development and operations continue to thrive on the properties to the north, east, and west of the subject property, indicating that the proposed Industrial High Intensity zoning for the properties subject to Annexation Nos. 9-15 is appropriate. The properties subject to Annexation Nos. 1-8 are undeveloped and will remain primarily undeveloped given the proximity to the Cache La Poudre River. As such, the proposed Conservation District for these properties is appropriate.

Review Criteria – Zoning

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.**
	The proposed Industrial High Intensity zoning for the properties subject to Annexation Nos. 9-15 enables development consistent in character with the existing industrial development on the subject property and surrounding industrial development. The surrounding land uses and zoning include: The properties to the north of the subject property are located within the Town of Windsor's Heavy Industrial, Limited Industrial, and Residential Mixed Use-Two zone districts. The northern properties subject to the Town of Windsor's Heavy Industrial and Limited Industrial zone districts are currently developed with industrial uses, while the properties subject to the Town of Windsor's Residential Mixed Use-Two zone district are currently undeveloped. The properties to the east of the subject property are primarily located within the Great Western Industrial Park, zoned within the Town of Windsor's Heavy Industrial zone district, and developed with a range of heavy industrial uses. The properties to the south of the subject property include the County's I-1 (Light Industrial) zone district and the Town of Windsor's Recreation and Open Lands zone district along the Cache La Poudre River. Portions of the properties subject to the County's I-1 (Light Industrial) zone district are developed with a range of industrial uses, while the property along the Cache La Poudre River remains undeveloped. The properties to the west of the subject property are within the Town of Windsor's Residential Mixed Use-Two zone district and the County's I-1 (Light Industrial) zone district. The properties within the County's I-1 (Light Industrial) zone district are developed and utilized for industrial uses. The properties within the Residential Mixed Use-Two zone district are owned by an affiliate of the applicant. These properties are currently undeveloped. The applicant and its affiliate consider the proposed zoning of the subject property to the Industrial High Intensity zoning district consistent and compatible with the overall plan for development of the properties within the Residential Mixed Use-Two zone district. The proposed Conservation District zoning for the properties subject to Annexation Nos. 1-8 will complement the undeveloped property south of the subject property and along the Cache La Poudre River to ensure this portion of the subject property remains primarily undeveloped and provide a buffer from lower intensity uses south of the subject property. The properties comprising Annexation Nos. 9-15 and proposed to be zoned within the Industrial High Intensity zoning district are improved with streets, buildings, and other infrastructure compatible and complementary with the industrial uses and development surrounding the subject property. As portions of the subject property are developed and/or redeveloped in accordance with the Industrial High Intensity zoning district in Greeley, the design of streets, buildings, civic spaces, and provision of open space will comply with all applicable requirements of the Code and Industrial High Intensity zoning district.

Review Criteria – Zoning

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.**
	Adequate public services and facilities are or will be available to support the development expected to result from the proposed annexation and zoning of the subject property. Greeley currently provides extraterritorial treated water service to the subject property pursuant to the Outside of City Treated Water Service Agreement dated February 5, 2020 by and between Greeley and Windsor Renewal I, LLC. The Town of Windsor provides wastewater service to the subject property, while all stormwater drainage is privately managed onsite. Following annexation, the applicant anticipates that Greeley will continue to provide treated water and will replace Windsor as the wastewater service provider. In connection with future development of the properties subject to the annexations, the applicant or owner will adhere to all development impact fee requirements set forth in Title 6, Chapter 15 of the Code to ensure there are sufficient police, fire, park, trails, storm drainage, and transportation services and facilities available to serve the property. Further details about the provision of services and facilities will be set forth in the future Annexation and Development Agreement between the applicant and Greeley.

Review Criteria – Zoning

7.	**The change will serve a community need, provide an amenity or accommodate development that is not possible under the current zoning or that was not anticipated at the time of the initial zoning of the property, making the proposed zoning more appropriate than the current zoning.**
	As noted above, the need to rezone the subject property stems from the annexation of the subject property to Greeley. Upon the effective date of the annexation, the subject property's existing County zoning will no longer be applicable. While the annexation itself will serve a community need by expanding Greeley's westerly boundary, making way for future annexations, and thereby increasing Greeley's tax and revenue base, the proposed zoning also positively impacts the community. The proposed Conservation District zoning for the properties subject to Annexation Nos. 1-8 will provide a community need by ensuring the land remains largely undeveloped, protecting the natural environment and habitat along the Cache La Poudre River, providing ecological, recreation, and aesthetic benefits to neighboring, developed properties, and buffering the industrial area from lower intensity uses. The proposed Industrial High Intensity zoning for the properties subject to Annexation Nos. 9-15 is generally consistent with the existing County zoning but provides more opportunities for industrial development, which will in turn allow additional job creation within Greeley. The development of industrial and heavy industrial sites within Greeley will provide a range of job opportunities for the citizens of Greeley and expand Greeley's sales tax and revenue base.

Review Criteria – Zoning

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.**
	Since the properties proposed to be zoned within the Conservation District will remain largely undeveloped, no negative impacts on the area or adjacent properties are anticipated. Portions of the properties proposed to be zoned within the Industrial High Intensity zoning district are already developed with industrial uses and surrounded by other heavy industrial uses in and around the Great Western Industrial Park. The proposed zoning is appropriate for this heavy industrial park and will ensure similar uses are grouped together to allow for shared infrastructure, which is consistent with sound planning, design, and engineering practices. The property proposed to be zoned Conservation District will provide a buffer to help mitigate negative impacts from the Great Western Industrial Park on properties to the south. The prospect of additional employment opportunities and increase to Greeley's sales tax and revenue base provide a public benefit that outweighs any existing or anticipated negative impacts.
9.	**The recommendations of professional staff or advisory review bodies.**
	City staff recommends approval of this establishment of zoning request.

C-D and I-H Zoning Allowed Uses

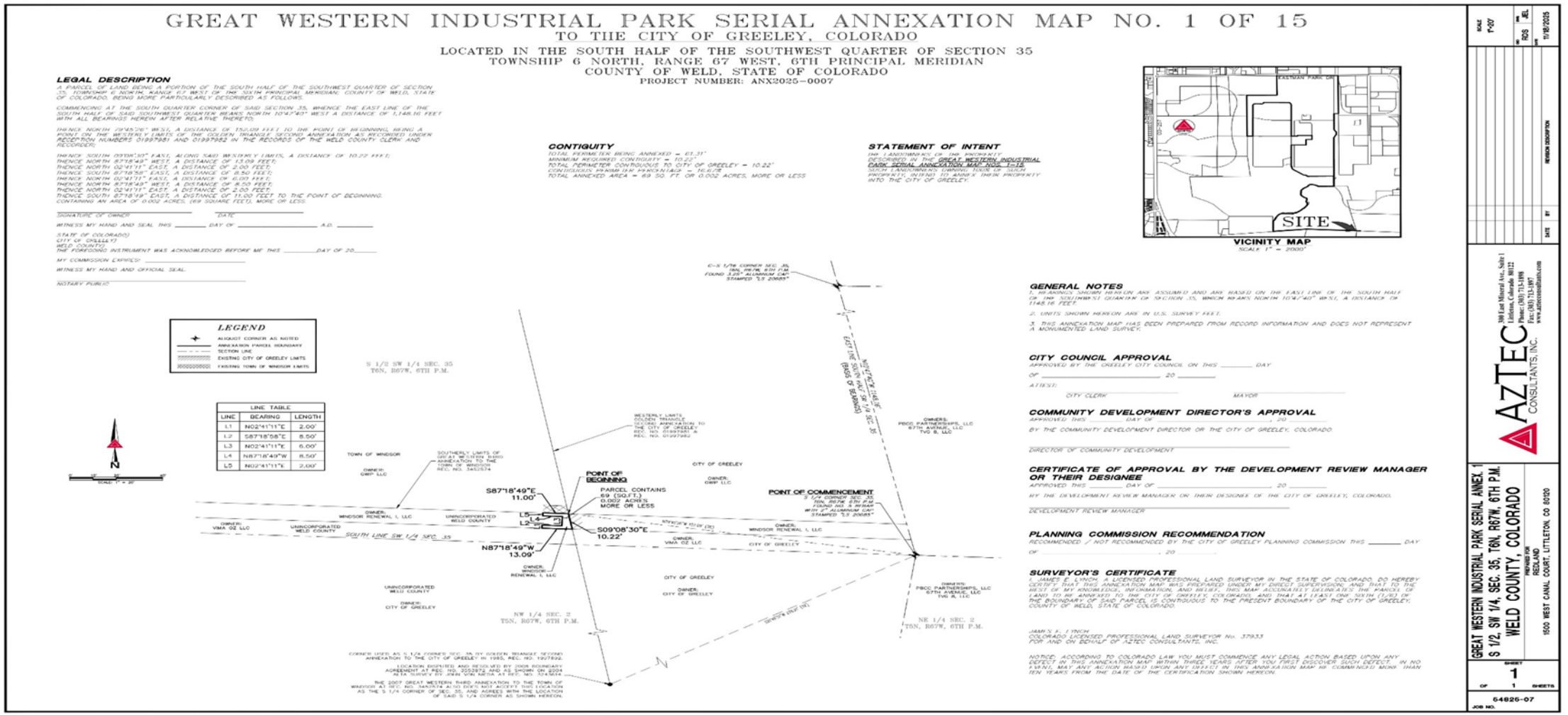
- C-D Zoning Permitted Uses by Right
  - Farming
- C-D Zoning Use by Special Review
  - Utilities – Lines over 33 KVA, overhead
  - Gravel & mineral extraction, batch plants

- I-H Zoning Permitted Uses by Right
  - Established Residential (all types)
  - Farming
  - Assembly
  - Cemeteries
  - Schools (Trade)
  - Transportation
  - Utilities
  - Adult Business
  - Auction House
  - Automobile
  - Childcare Home
  - Office
  - Retail – Outdoor flea market/swap
  - Commercial Services
  - Concrete/Asphalt Batch Plants
  - Crematoriums
  - Manufacturing
  - Natural Medicine
  - Warehousing/Storage
  - Waste Management
  - Water & Waste Water Treatment
  - Well drilling
  - Wireless Communication Facilities

- I-H Zoning Uses by Special Rev.
  - Transportation – Airport/Helipad
  - Utilities — General (towers over heights permitted by zone or large structures and cabinets)
  - Utilities – Lines over 33 KVA, overhead
  - Childcare Center, Preschool
  - Recreation — Outdoor large (lights or > 1.0 acre)
  - Recreation — Outdoor racetrack
  - Retail — General (3K—20K GLA)
  - Retail — Large (20K—100K GLA)
  - Retail — Warehouse (> 100K GLA)
  - Auto dismantling, junk & salvage yards
  - Foundries
  - Grain & feed elevators & supply
  - Livestock auctions
  - Manufacturing — Food & beverage major (3+ acres)
  - Manufacturing — Chemical plant
  - Manufacturing — Rendering, slaughter & packaging
  - Private smoking club
  - Waste management — Refuse & Transfer station

26

Serial Annexation No. 1



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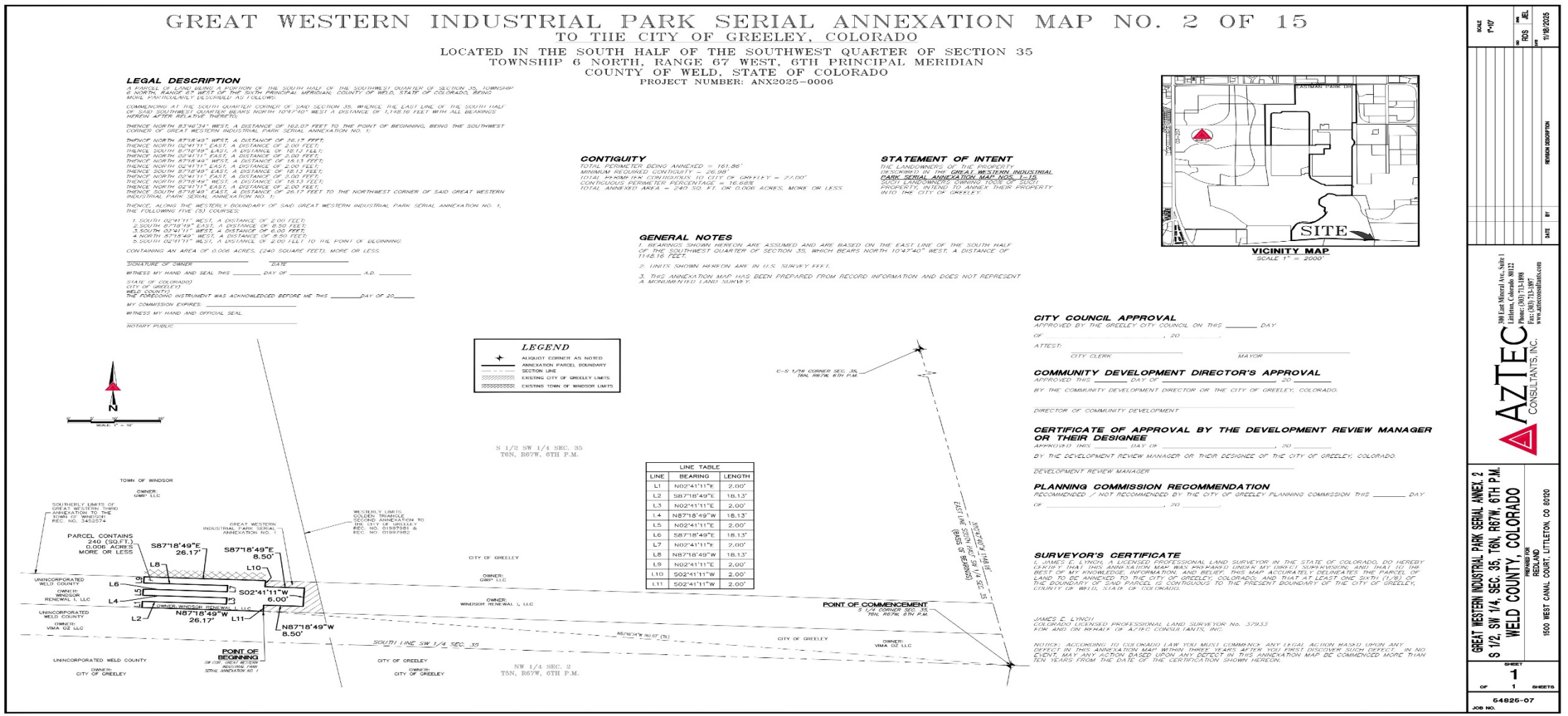

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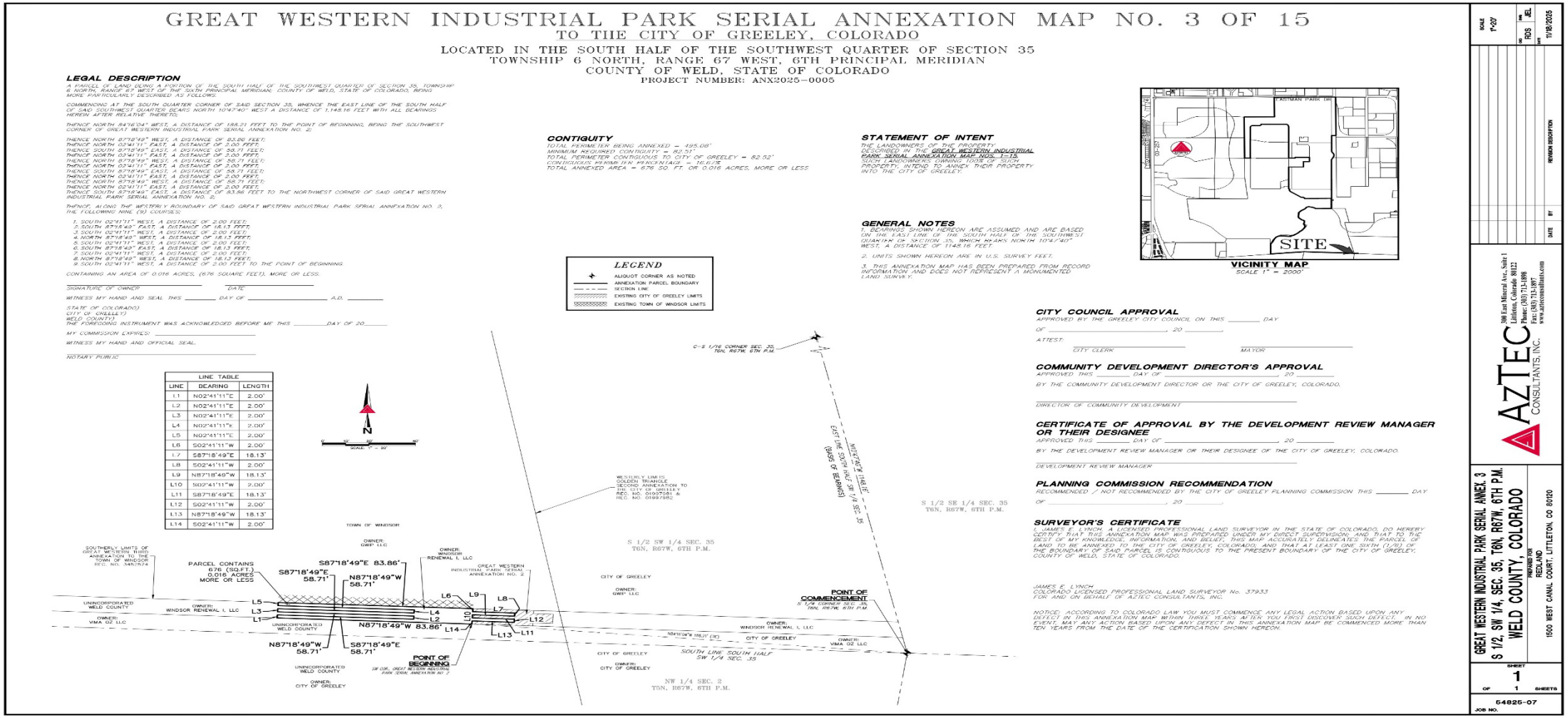

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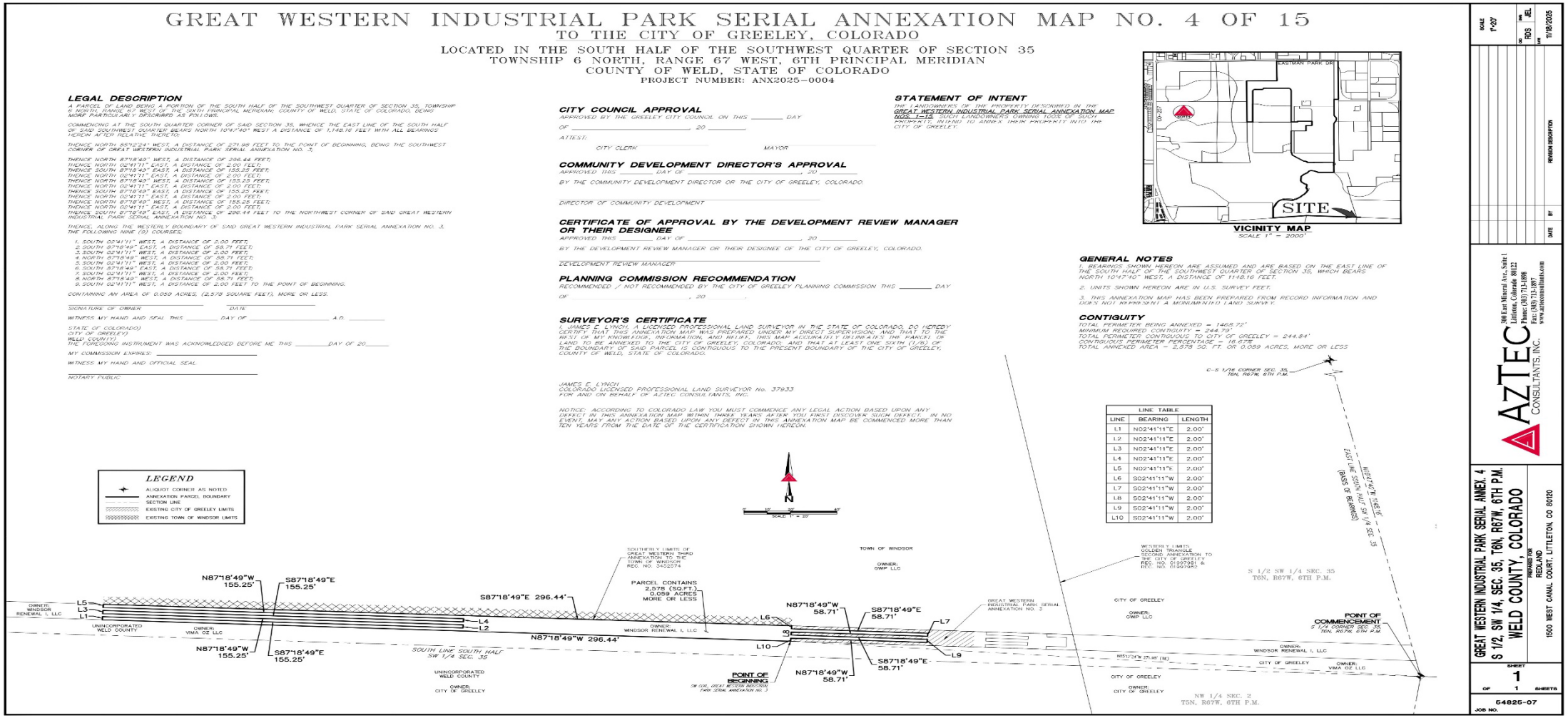

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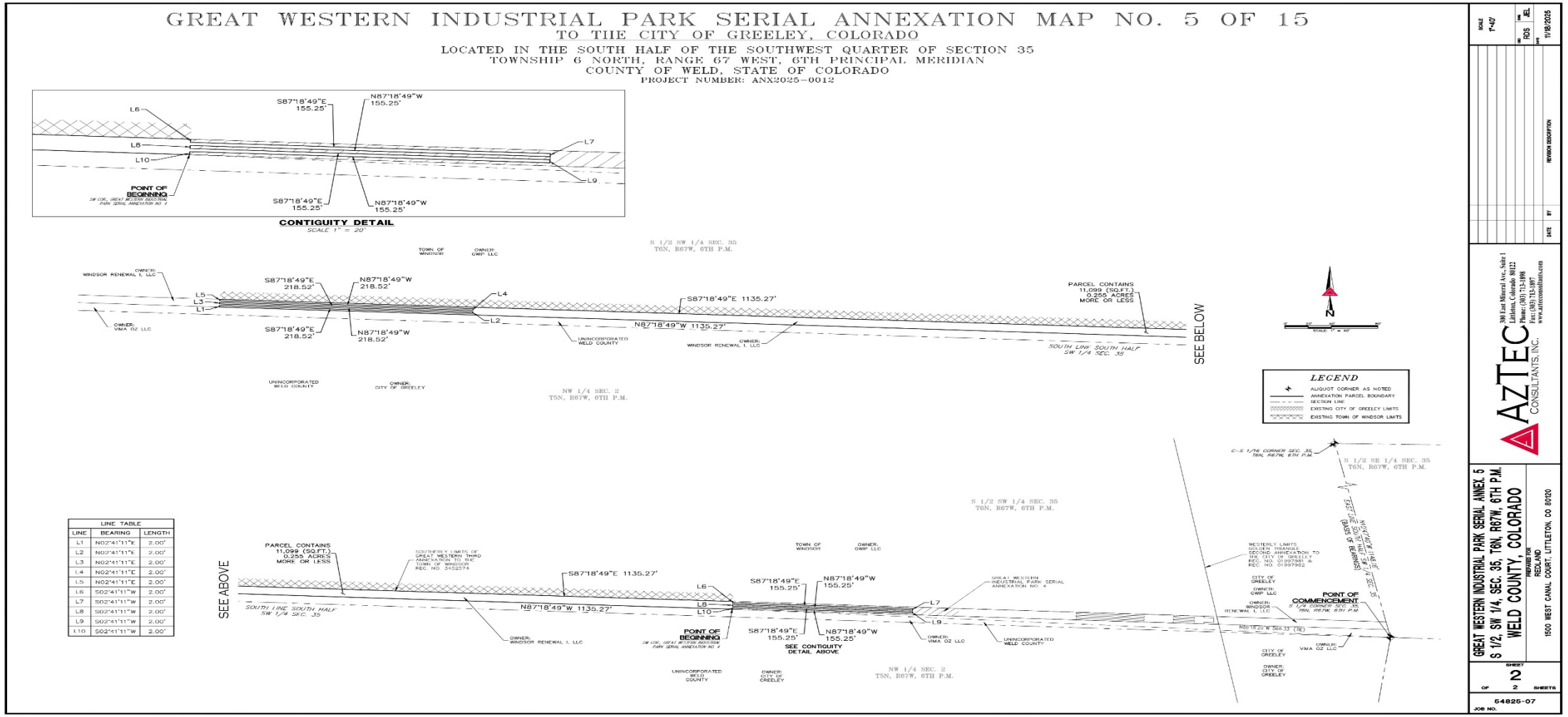

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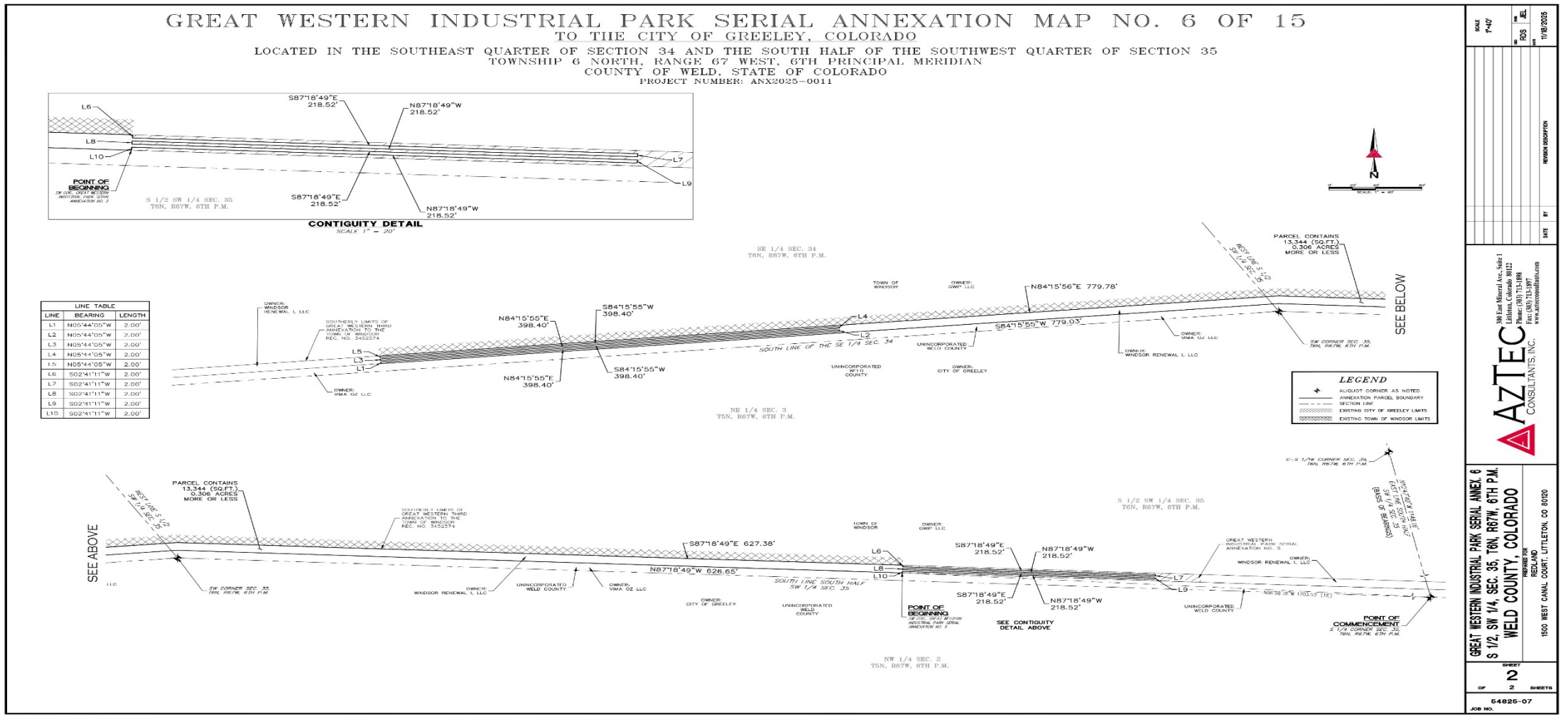

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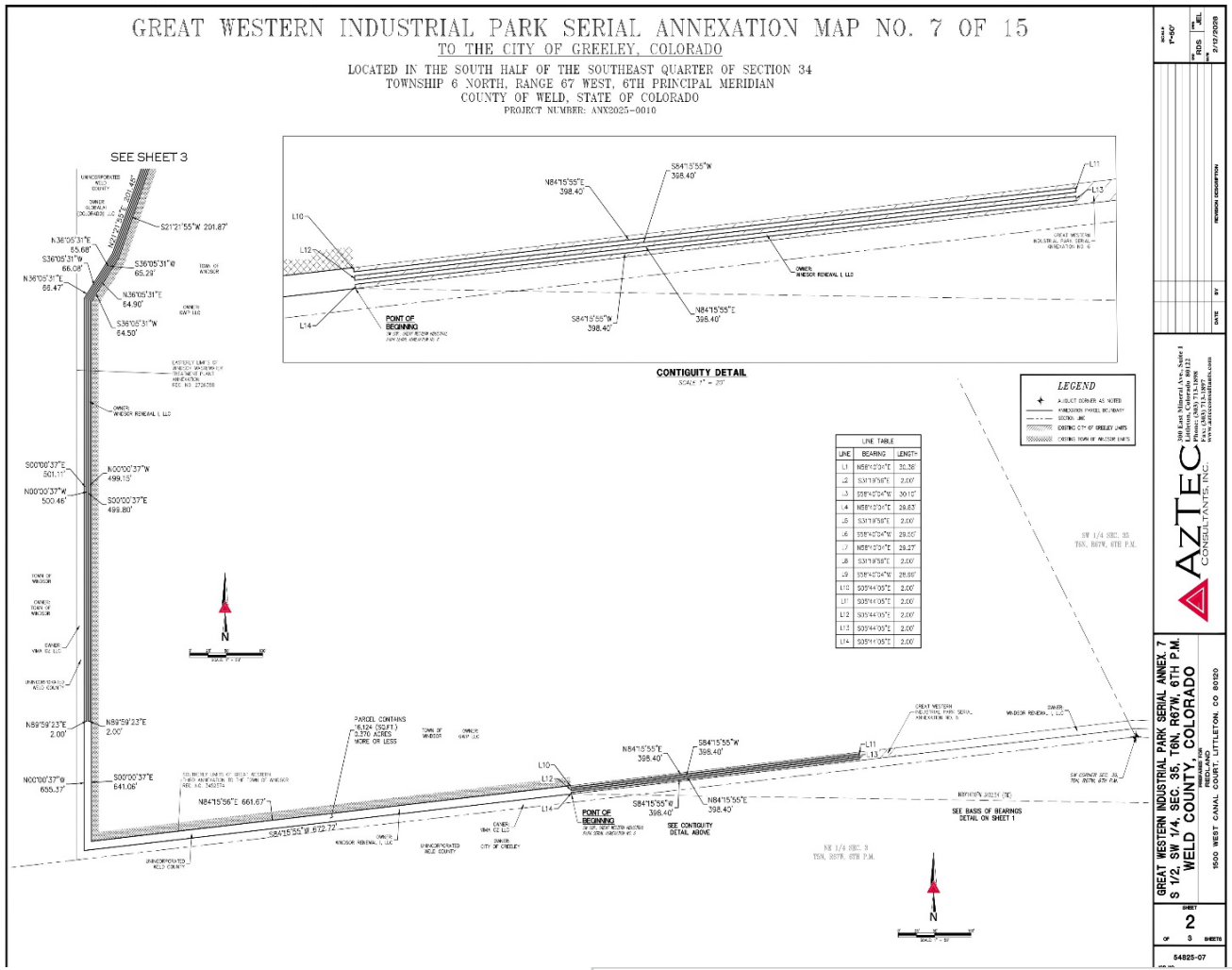

GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION MAP NO. 7 OF 15

TO THE CITY OF GREELEY, COLORADO

LOCATED IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 34
TOWNSHIP 6 NORTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN
COUNTY OF WELD, STATE OF COLORADO
PROJECT NUMBER: ANX2025-0010

SEE SHEET 3

CONTIGUITY DETAIL

LEGEND

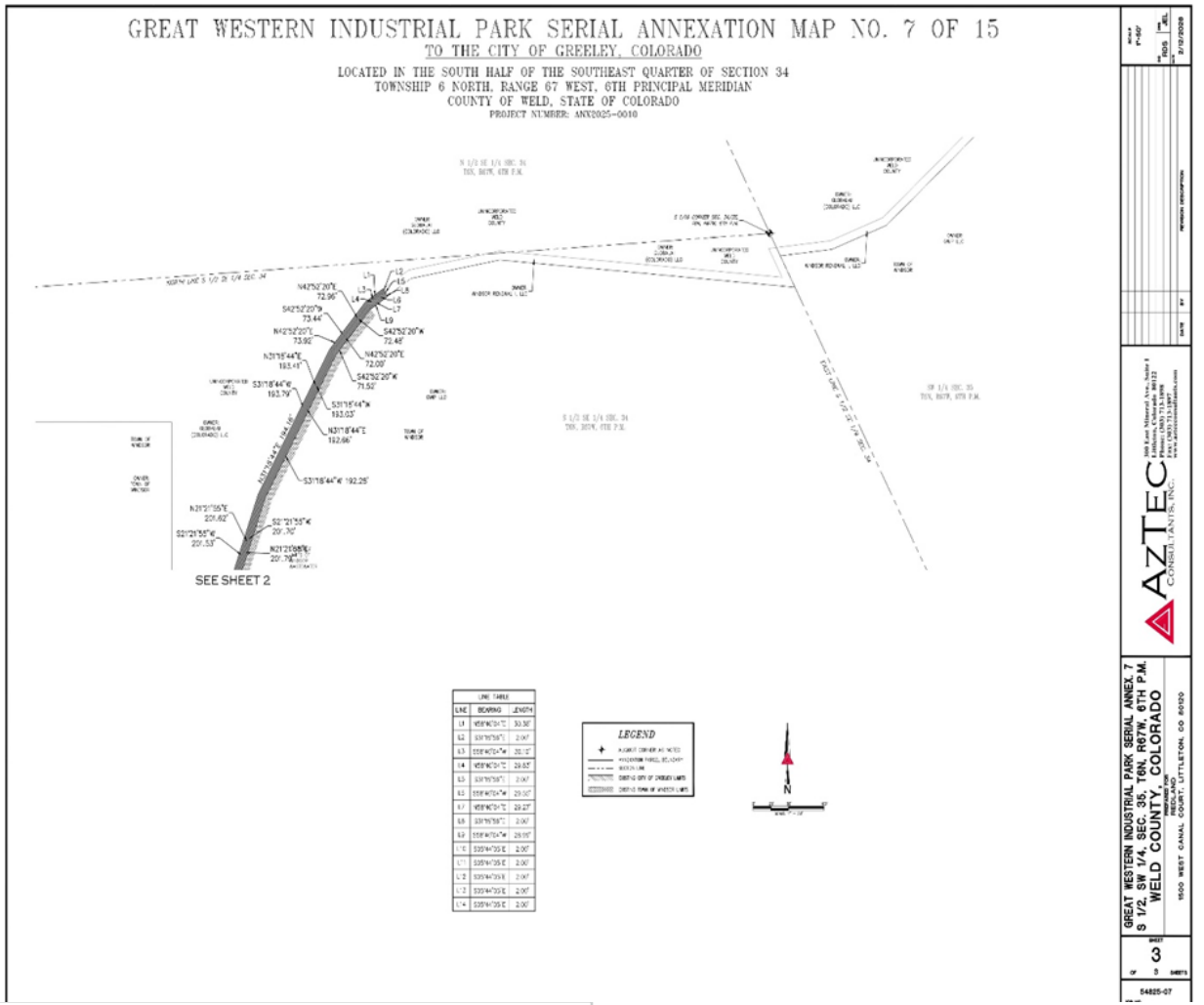
LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°42'04"E	30.36'
L2	S31°18'56"E	2.00'
L3	S58°42'04"W	30.12'
L4	N89°42'04"E	29.63'
L5	S31°18'56"E	2.00'
L6	S58°42'04"W	29.55'
L7	N89°42'04"E	29.27'
L8	S31°18'56"E	2.00'
L9	S58°42'04"W	28.99'
L10	S05°44'05"E	2.00'
L11	S05°44'05"E	2.00'
L12	S05°44'05"E	2.00'
L13	S05°44'05"E	2.00'
L14	S05°44'05"E	2.00'

GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEX. 7
S 1/2, SW 1/4, SEC. 35, T6N, R67W, 6TH P.M.
WELD COUNTY, COLORADO

AZTEC CONSULTANTS, INC.

SHEET 2 OF 3 SHEETS

54825-07


GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION MAP NO. 7 OF 15

TO THE CITY OF GREELEY, COLORADO

LOCATED IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 34
TOWNSHIP 6 NORTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN
COUNTY OF WELD, STATE OF COLORADO
PROJECT NUMBER: ANX2025-0010

SEE SHEET 2

LEGEND

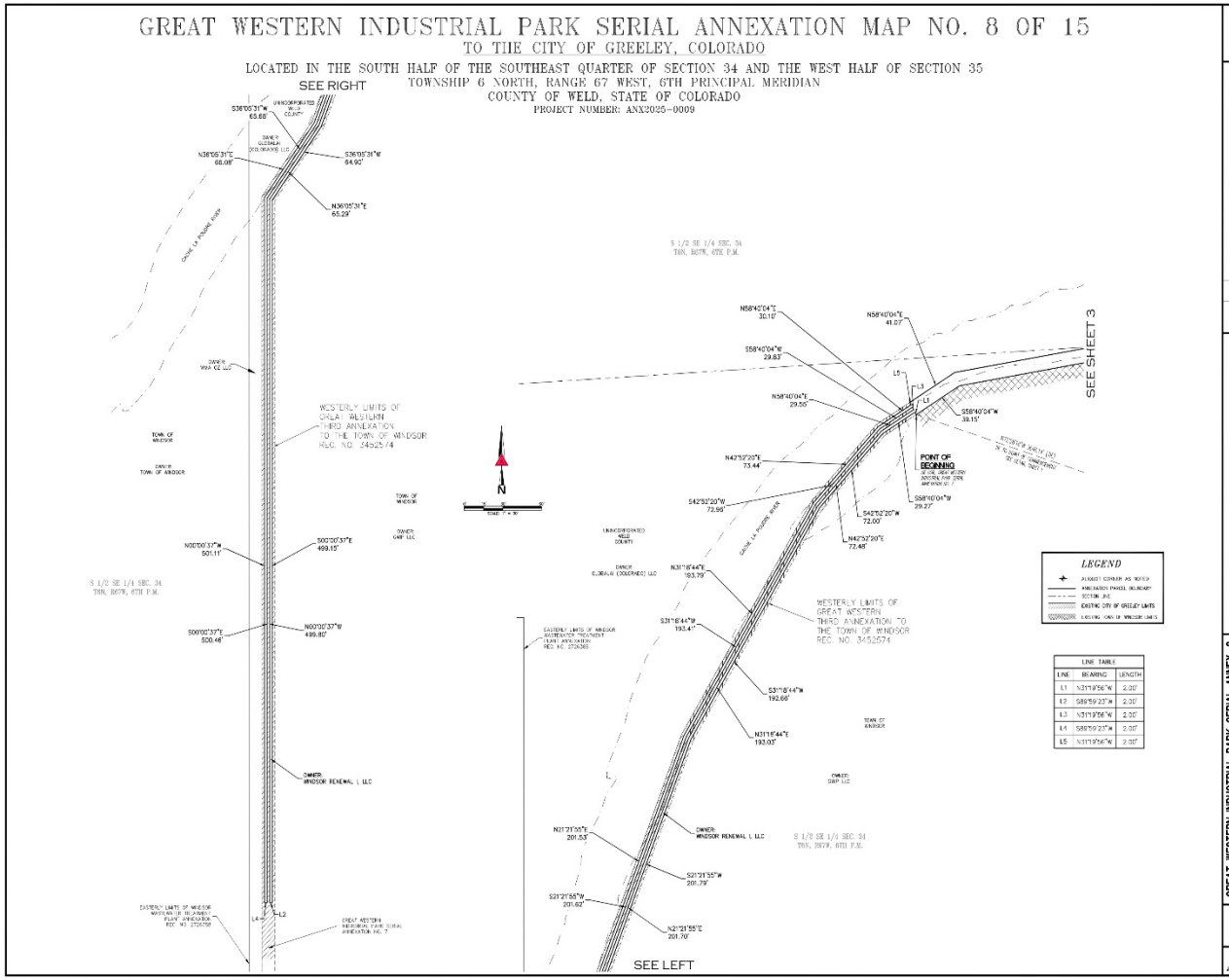
GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEX. 7
S 1/2, SW 1/4, SEC. 35, T6N, R67W, 6TH P.M.
WELD COUNTY, COLORADO

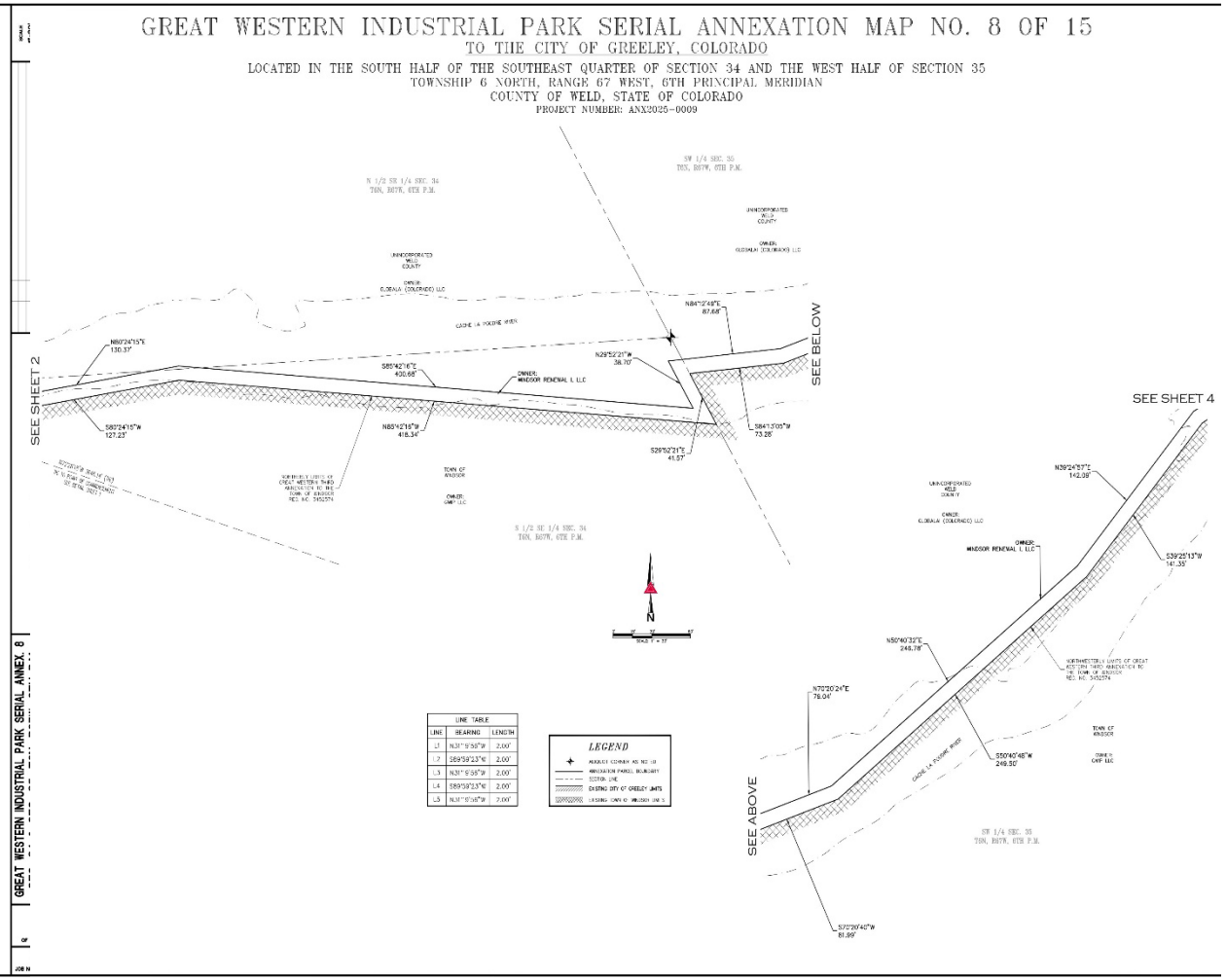
AZTEC CONSULTANTS, INC.

SHEET 3 OF 3 SHEETS

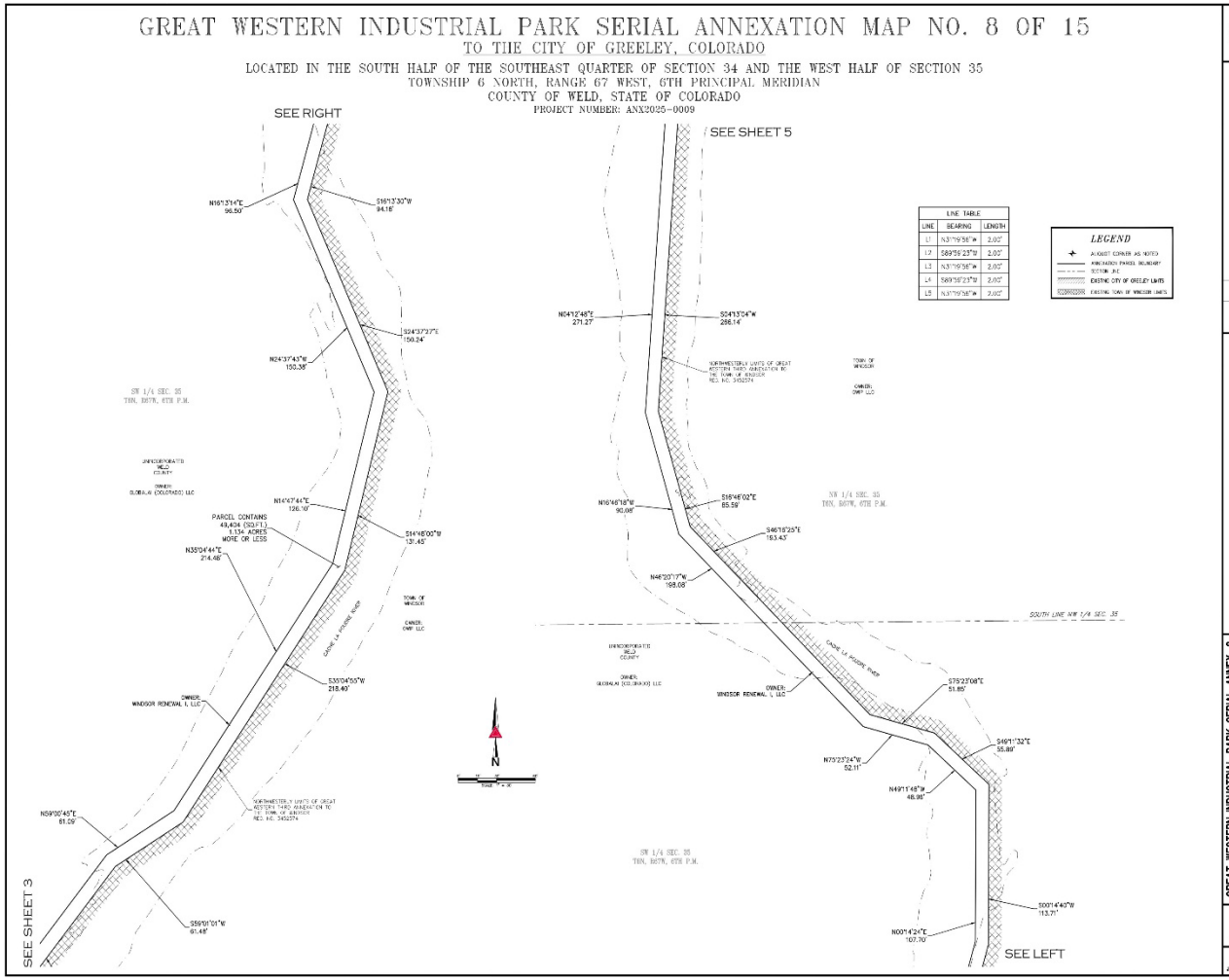
54825-07

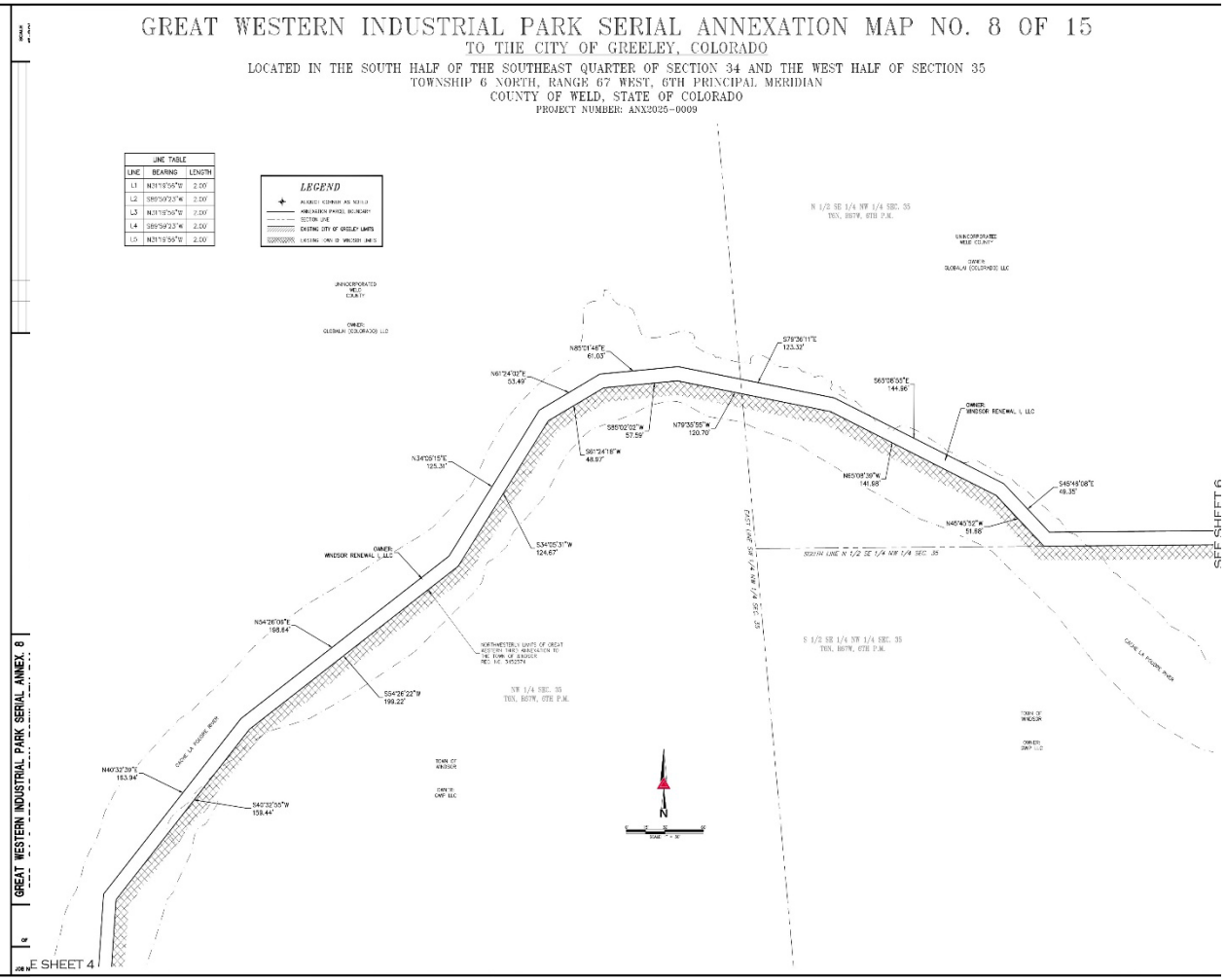
Serial Annexation No. 8





Serial Annexation No. 8





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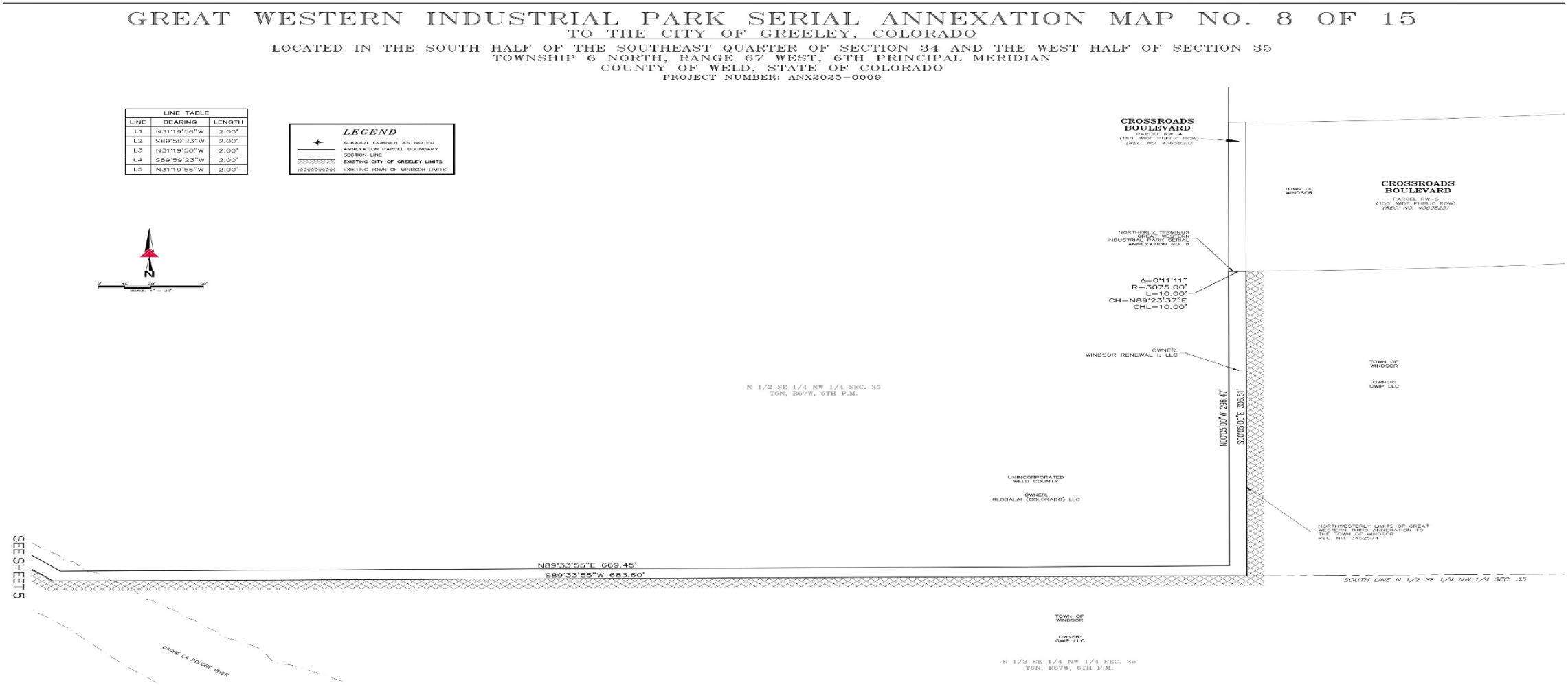

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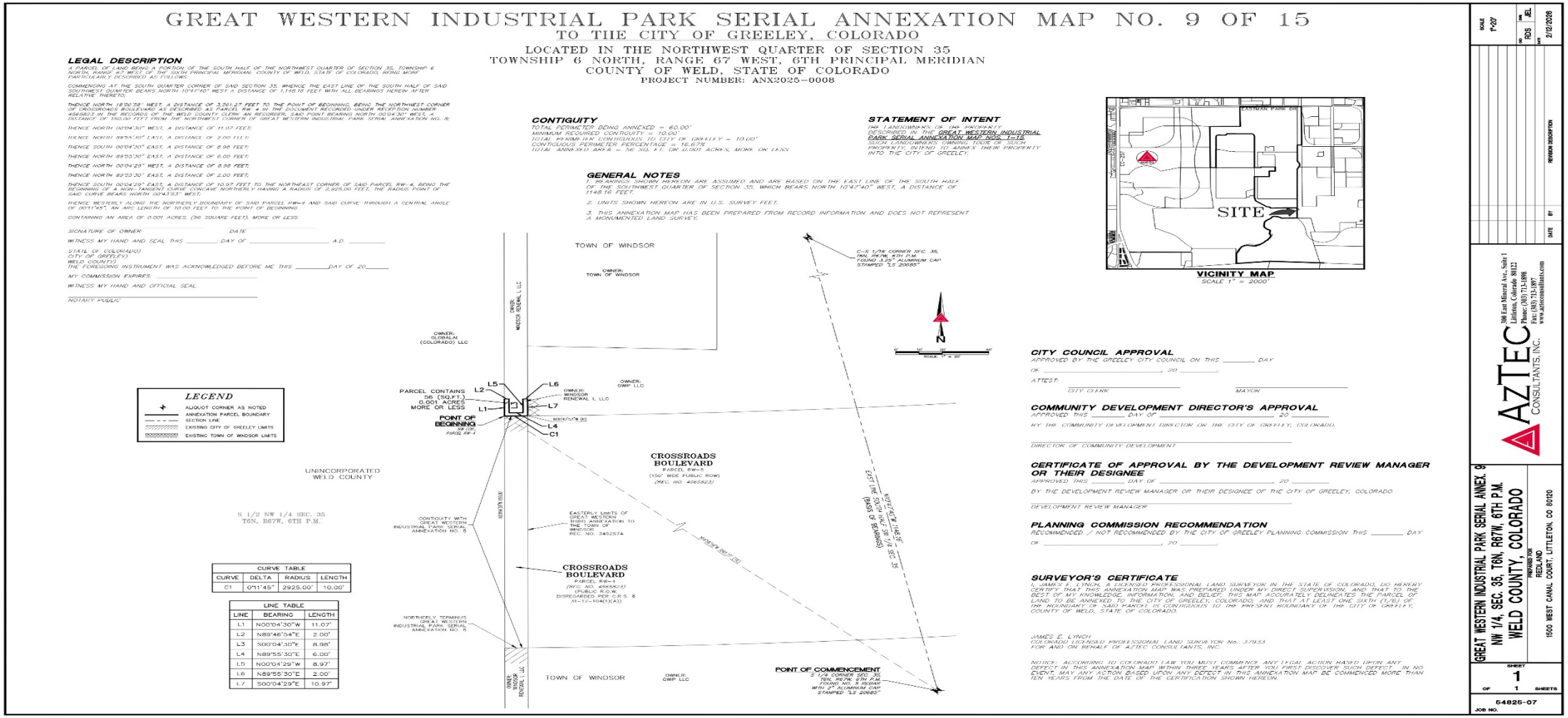
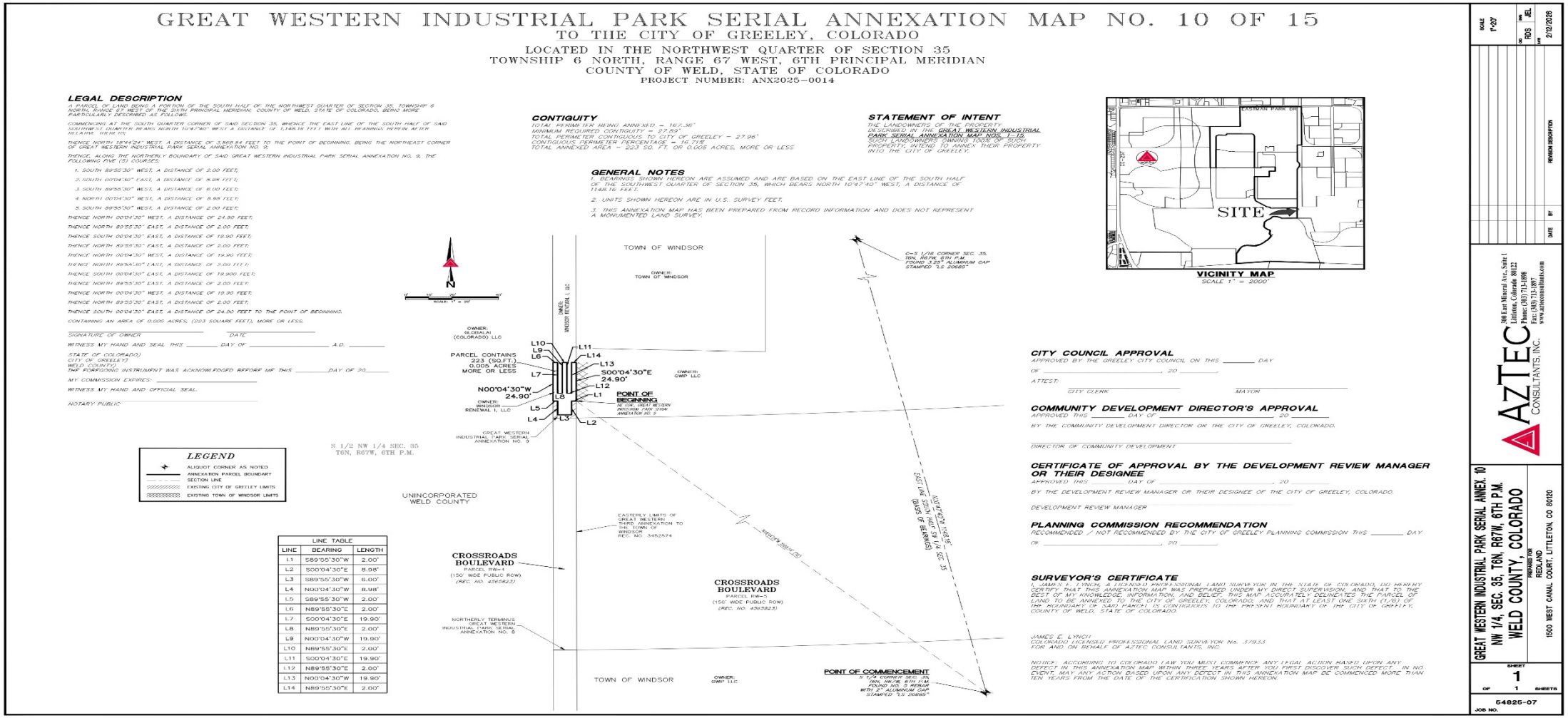


Serial Annexation No. 10



GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION MAP NO. 10 OF 15

TO THE CITY OF GREELEY, COLORADO

LOCATED IN THE NORTHWEST QUARTER OF SECTION 35
TOWNSHIP 6 NORTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN
COUNTY OF WELD, STATE OF COLORADO

PROJECT NUMBER: ANX2025-0014

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 35, WHENCE THE EAST LINE OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER BEARS NORTH 10°47'40" WEST A DISTANCE OF 1,146.36 FEET WITH ALL BEARINGS HEREON AFTER RELATIVE THERETO;

THENCE NORTH 18°44'24" WEST, A DISTANCE OF 3,368.54 FEET TO THE POINT OF BEGINNING, BEING THE NORTHEAST CORNER OF GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 9;

THENCE, ALONG THE NORTHERLY BOUNDARY OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 9, THE FOLLOWING FIVE (5) COURSES:

1. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;
2. SOUTH 00°04'30" EAST, A DISTANCE OF 8.98 FEET;
3. SOUTH 89°55'30" WEST, A DISTANCE OF 6.00 FEET;
4. NORTH 00°04'30" WEST, A DISTANCE OF 8.98 FEET;
5. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 00°04'30" WEST, A DISTANCE OF 24.90 FEET;
THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;
THENCE SOUTH 00°04'30" EAST, A DISTANCE OF 19.90 FEET;
THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;
THENCE NORTH 00°04'30" WEST, A DISTANCE OF 19.90 FEET;
THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;
THENCE SOUTH 00°04'30" EAST, A DISTANCE OF 19.900 FEET;
THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;
THENCE NORTH 00°04'30" WEST, A DISTANCE OF 19.90 FEET;
THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;
THENCE SOUTH 00°04'30" EAST, A DISTANCE OF 24.90 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 0.005 ACRES, (223 SQUARE FEET), MORE OR LESS.

SIGNATURE OF OWNER _____ DATE _____

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____ A.D. _____

STATE OF COLORADO)
CITY OF GREELEY)
WELD COUNTY)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF 20____

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

CONTIGUITY

TOTAL PERIMETER BEING ANNEXED = 167.36'
MINIMUM REQUIRED CONTIGUITY = 27.89'
TOTAL PERIMETER CONTIGUOUS TO CITY OF GREELEY = 27.96'
CONTIGUOUS PERIMETER PERCENTAGE = 16.71%
TOTAL ANNEXED AREA = 223 SQ. FT. OR 0.005 ACRES, MORE OR LESS

STATEMENT OF INTENT

THE LANDOWNERS OF THE PROPERTY DESCRIBED IN THE GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION MAP NOS. 1-15, SUCH LANDOWNERS OWNING 100% OF SUCH PROPERTY, INTEND TO ANNEX THEIR PROPERTY INTO THE CITY OF GREELEY.

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE ASSUMED AND ARE BASED ON THE EAST LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35, WHICH BEARS NORTH 10°47'40" WEST, A DISTANCE OF 1146.36 FEET.
2. UNITS SHOWN HEREON ARE IN U.S. SURVEY FEET.
3. THIS ANNEXATION MAP HAS BEEN PREPARED FROM RECORD INFORMATION AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY.

VICINITY MAP
SCALE 1" = 2000'

LEGEND
- ALIQUOT CORNER AS NOTED
- ANNEXATION PARCEL BOUNDARY
- SECTION LINE
- EXISTING CITY OF GREELEY LIMITS
- EXISTING TOWN OF WINDSOR LIMITS

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°55'30"W	2.00'
L2	S00°04'30"E	8.98'
L3	S89°55'30"W	6.00'
L4	N00°04'30"W	8.98'
L5	S89°55'30"W	2.00'
L6	N89°55'30"E	2.00'
L7	S00°04'30"E	19.90'
L8	N89°55'30"E	2.00'
L9	N00°04'30"W	19.90'
L10	N89°55'30"E	2.00'
L11	S00°04'30"E	19.90'
L12	N89°55'30"E	2.00'
L13	N00°04'30"W	19.90'
L14	N89°55'30"E	2.00'

CITY COUNCIL APPROVAL

APPROVED BY THE GREELEY CITY COUNCIL ON THIS _____ DAY OF _____, 20____

ATTEST: _____ _____
CITY CLERK MAYOR

COMMUNITY DEVELOPMENT DIRECTOR'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20____ BY THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF GREELEY, COLORADO.

_____
DIRECTOR OF COMMUNITY DEVELOPMENT

CERTIFICATE OF APPROVAL BY THE DEVELOPMENT REVIEW MANAGER OR THEIR DESIGNEE

APPROVED THIS _____ DAY OF _____, 20____ BY THE DEVELOPMENT REVIEW MANAGER OR THEIR DESIGNEE OF THE CITY OF GREELEY, COLORADO.

_____
DEVELOPMENT REVIEW MANAGER

PLANNING COMMISSION RECOMMENDATION

RECOMMENDED / NOT RECOMMENDED BY THE CITY OF GREELEY PLANNING COMMISSION THIS _____ DAY OF _____, 20____

SURVEYOR'S CERTIFICATE

I, JAMES E. LYNCH, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS ANNEXATION MAP WAS PREPARED UNDER MY DIRECT SUPERVISION, AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THIS MAP ACCURATELY DELINEATES THE PARCEL OF LAND TO BE ANNEXED TO THE CITY OF GREELEY, COLORADO, AND THAT AT LEAST ONE SIXTH (1/6) OF THE BOUNDARY OF SAID PARCEL IS CONTIGUOUS TO THE PRESENT BOUNDARY OF THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

JAMES E. LYNCH
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR No. 37933
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS ANNEXATION MAP WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS ANNEXATION MAP BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

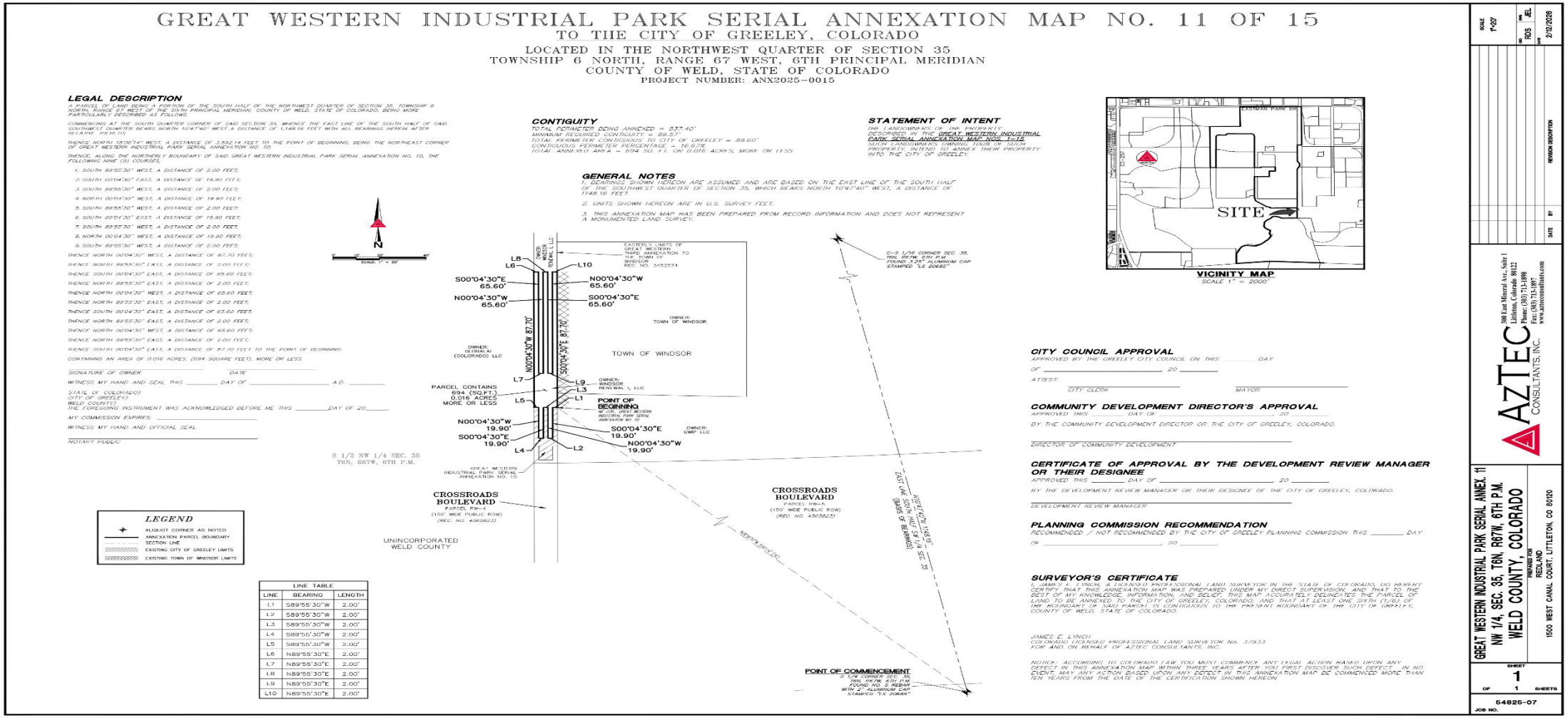
GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEX. 10
NW 1/4, SEC. 35, T6N, R67W, 6TH P.M.
WELD COUNTY, COLORADO
PREPARED FOR: REDLAND
1500 WEST CANAL COURT, LITTLETON, CO 80120

AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

SCALE 1"=20'
BY RDS
DATE 2/12/2026
REVISION DESCRIPTION
DATE BY

SHEET 1 OF 1 SHEETS
JOB NO. 54825-07

Serial Annexation No. 11



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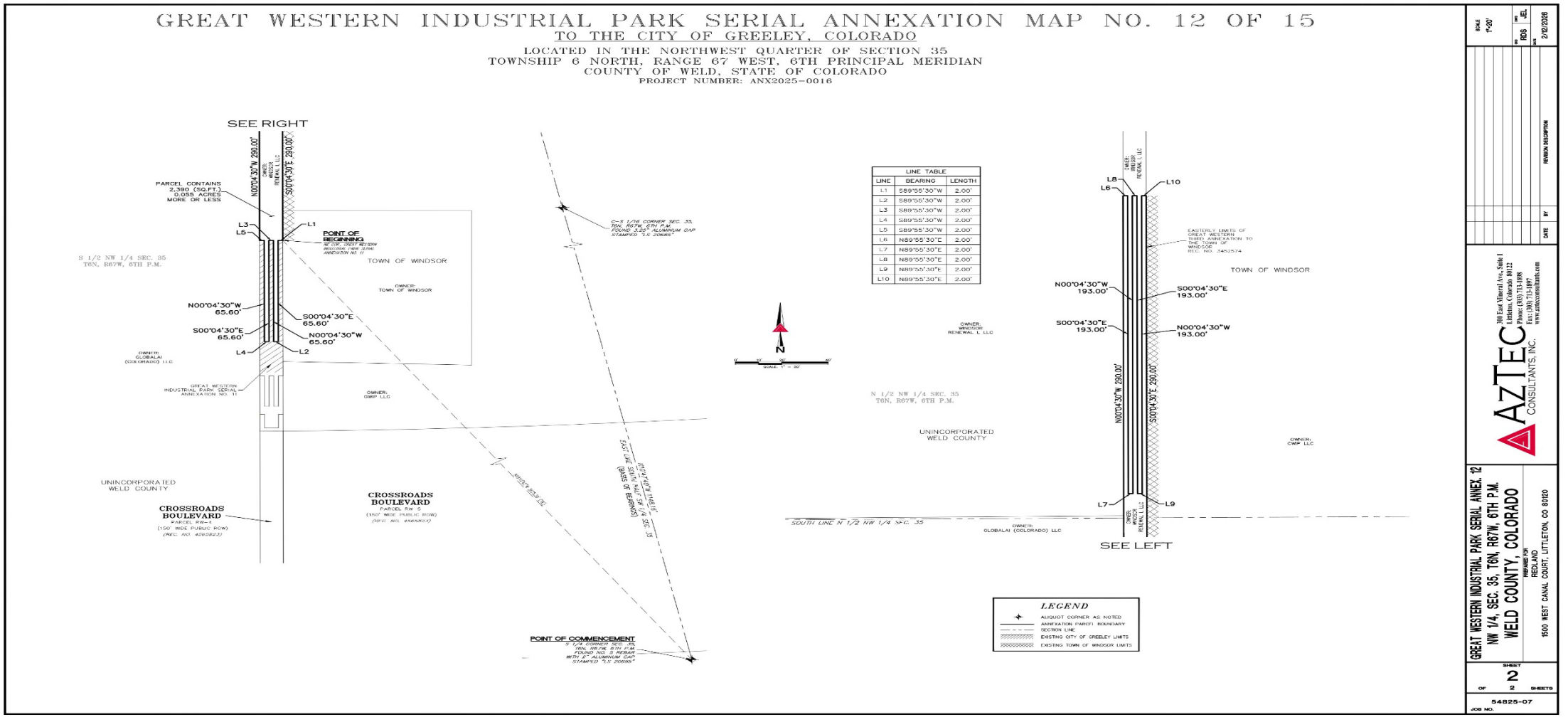

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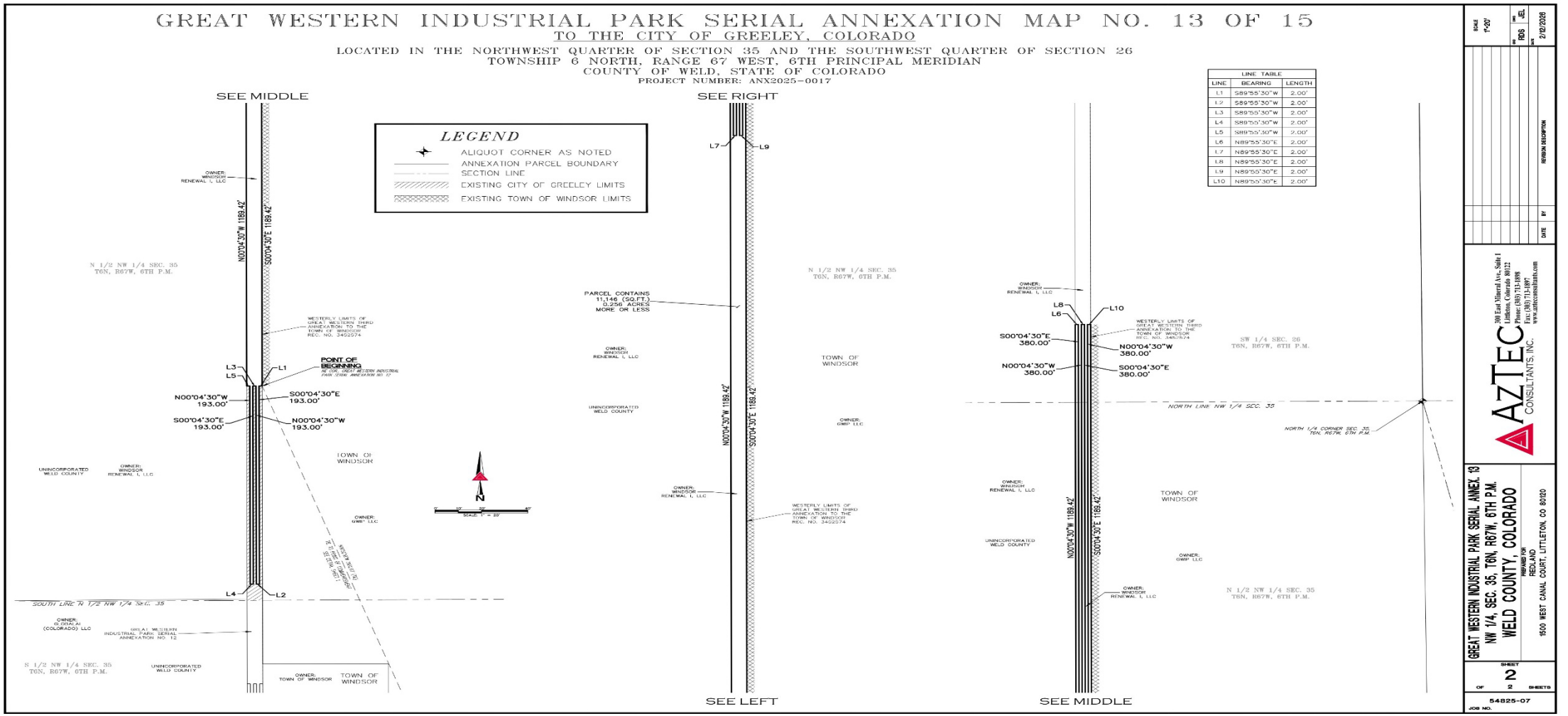
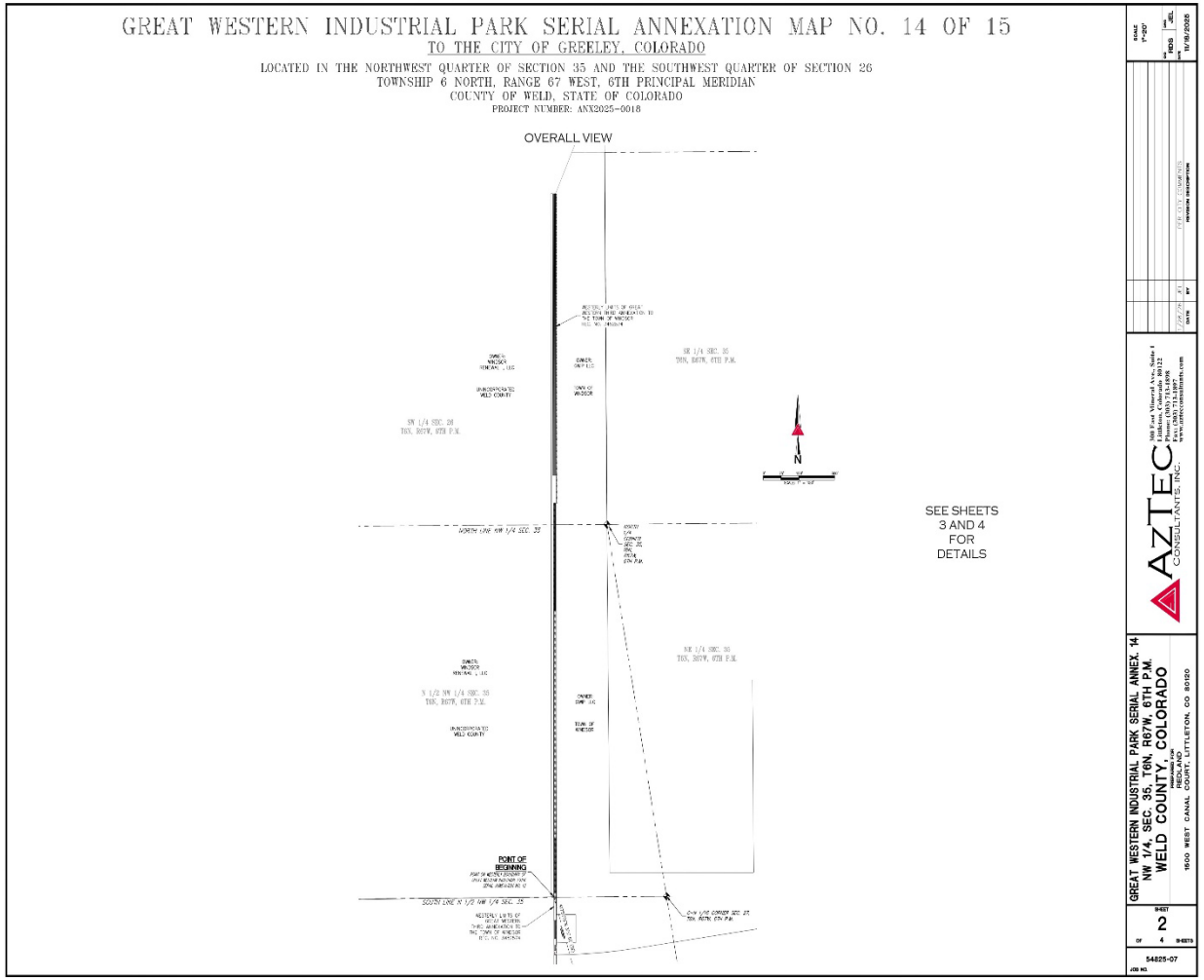
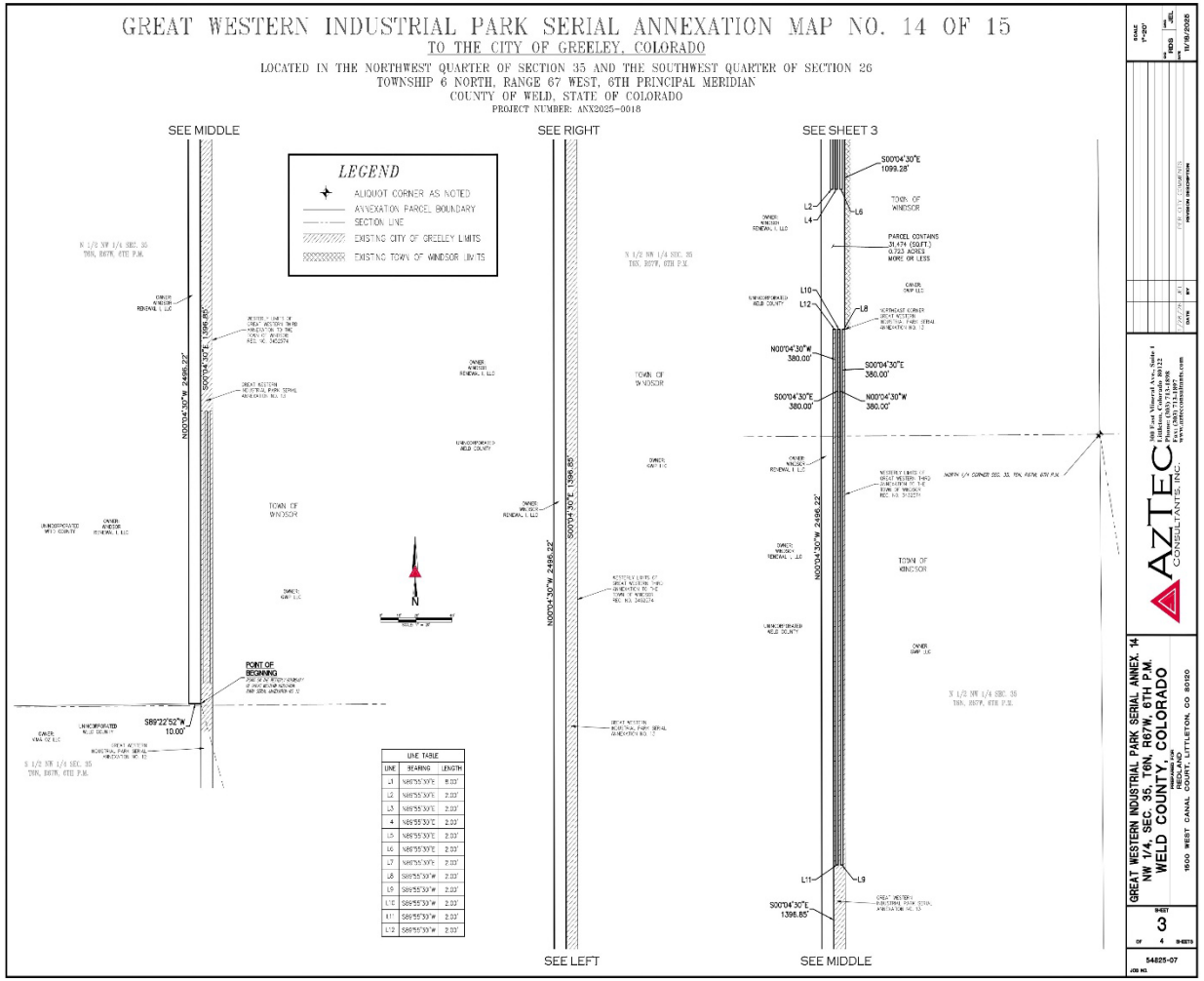


Serial Annexation No. 14





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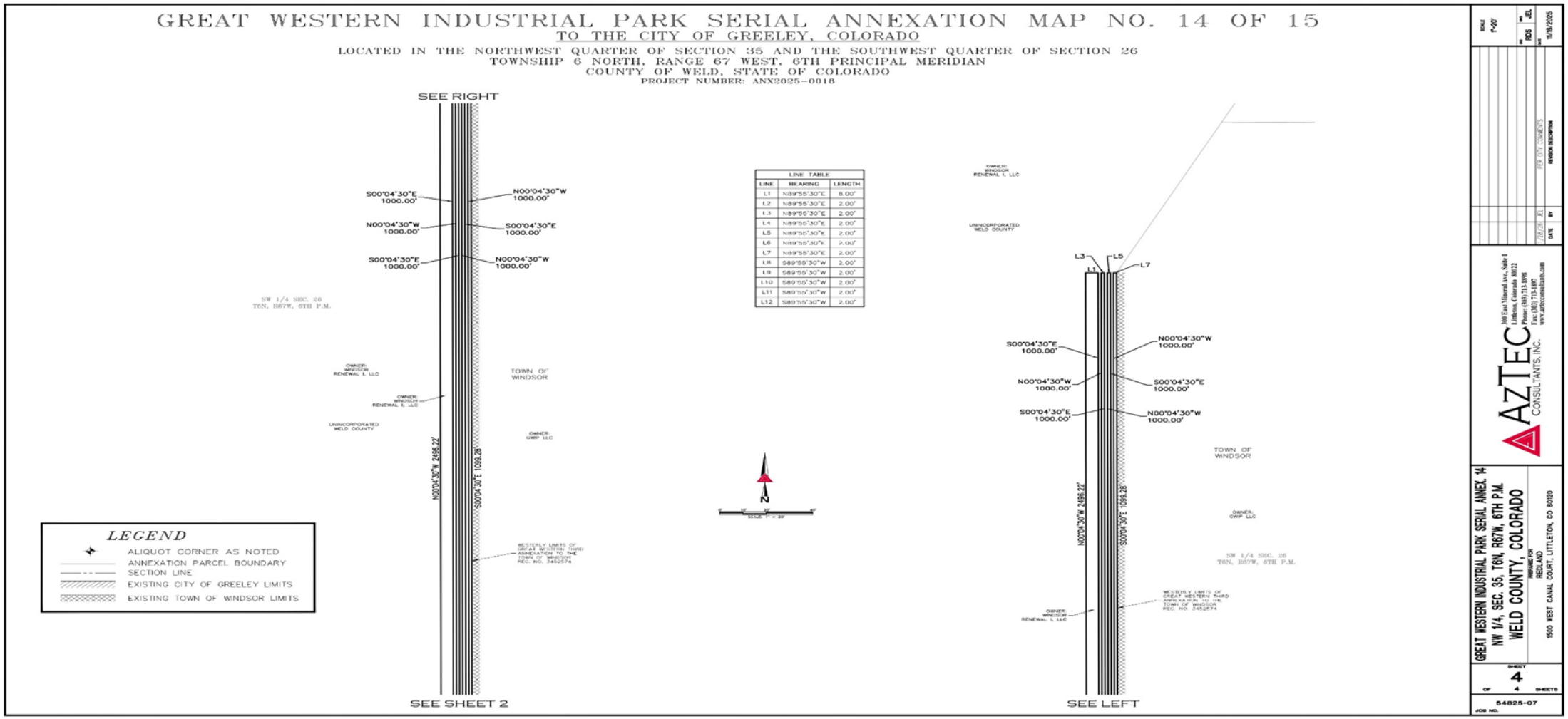
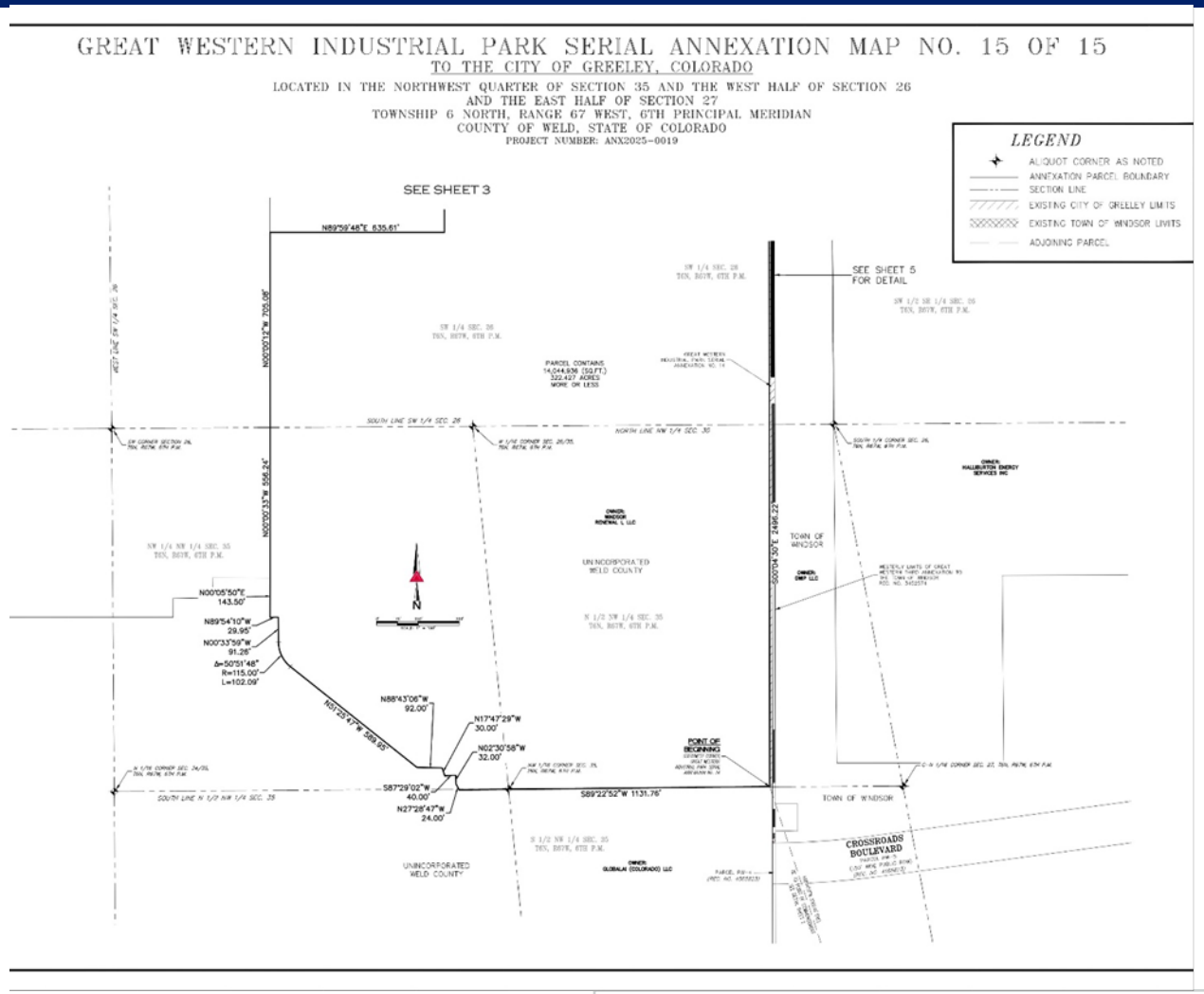
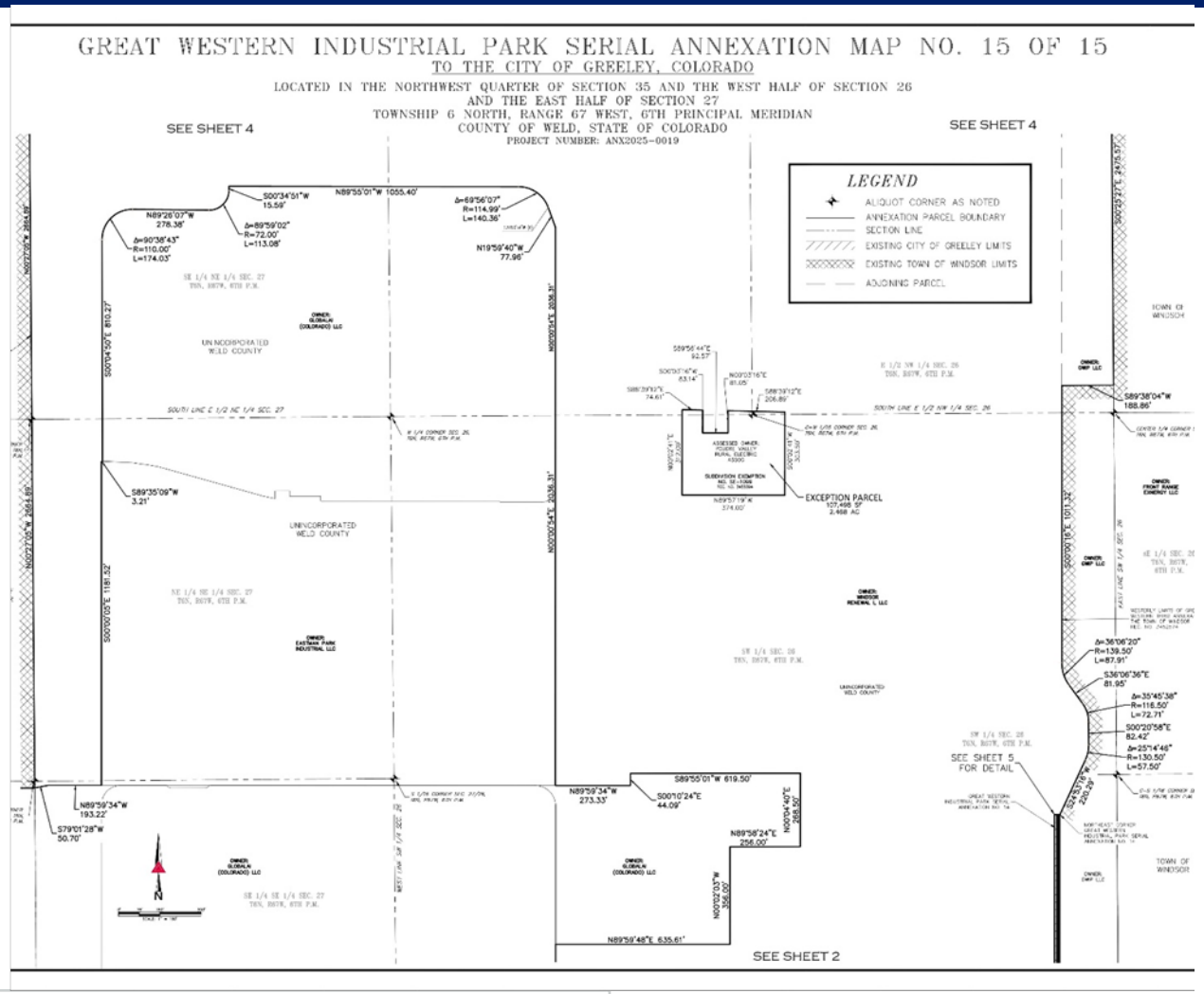
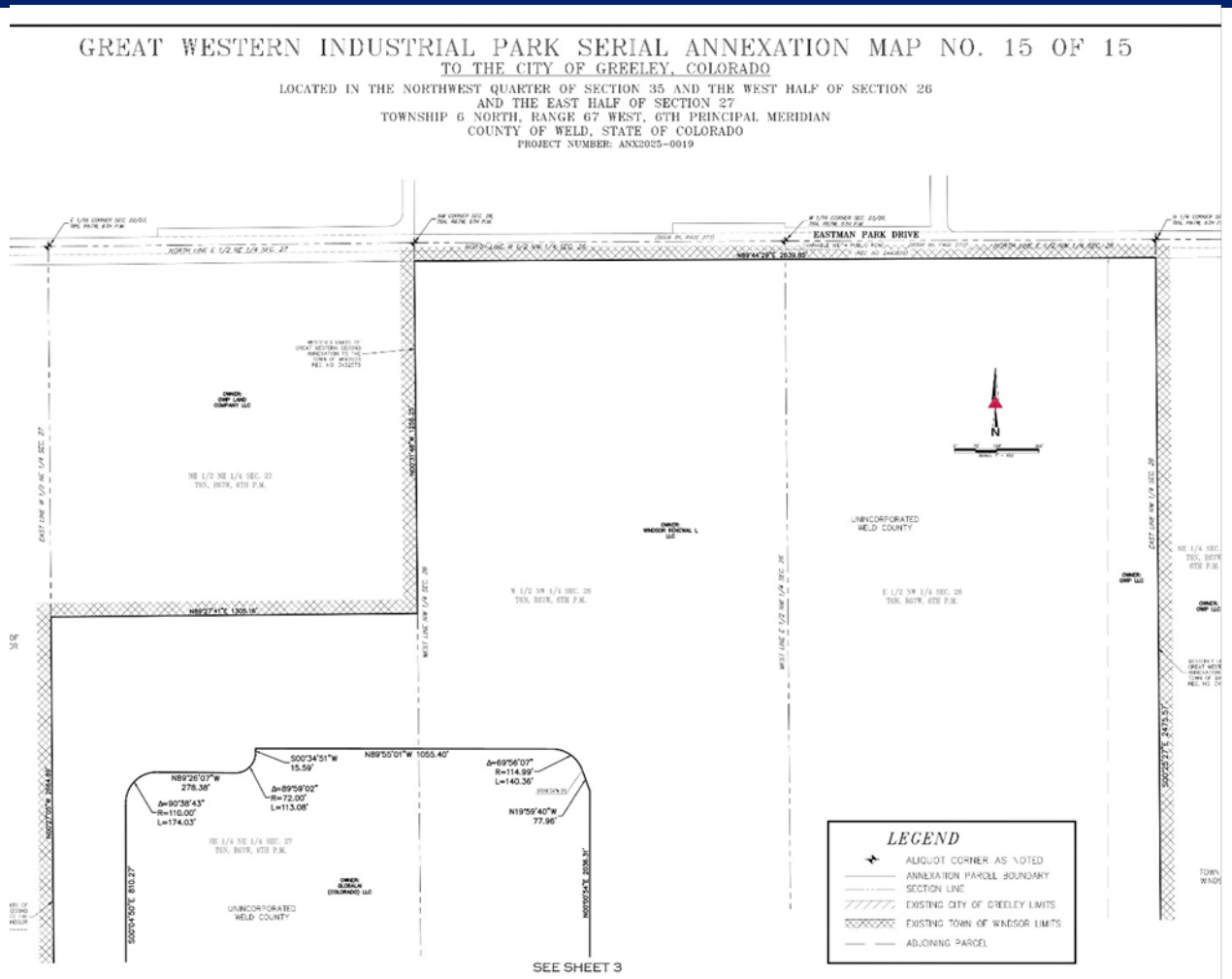


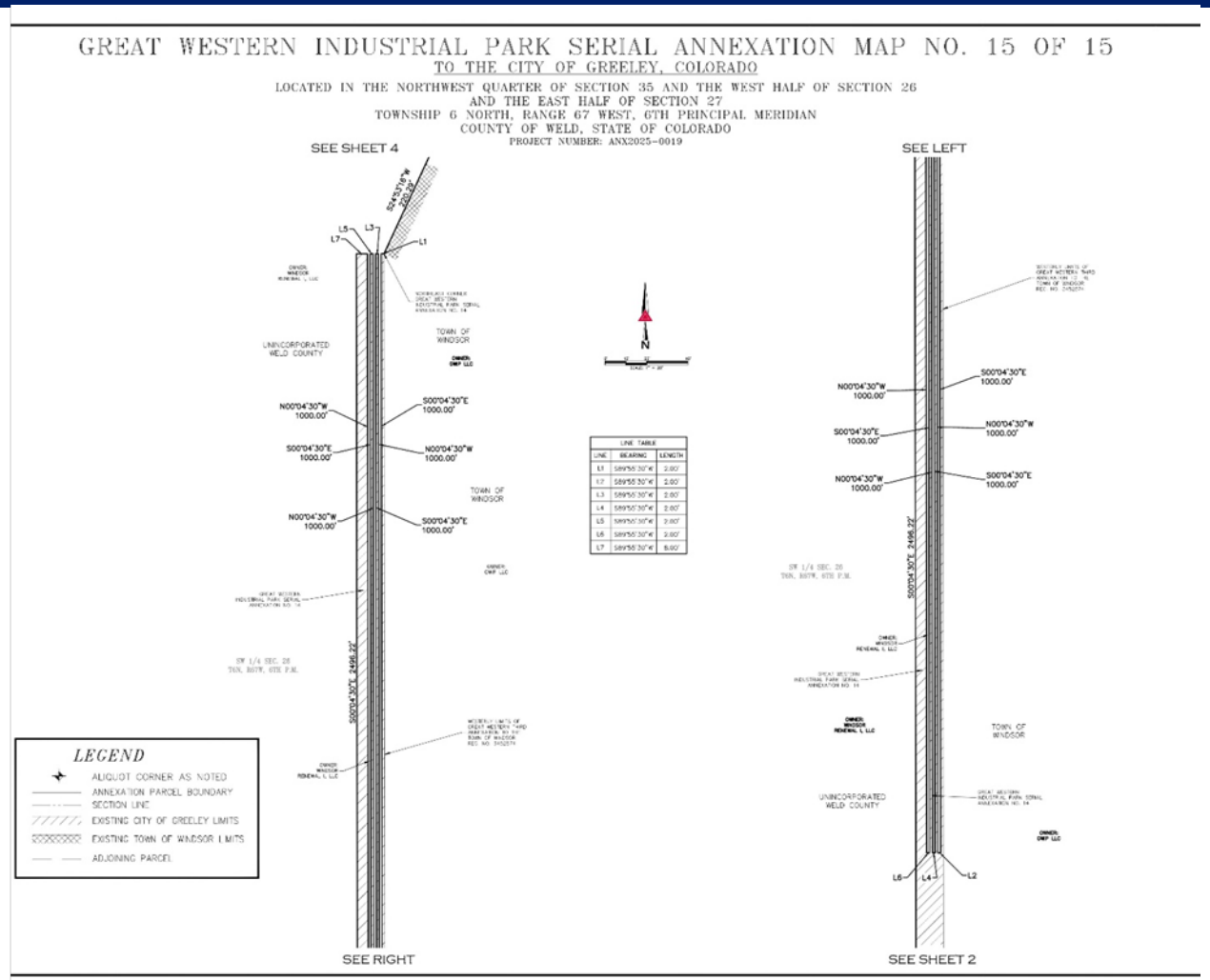
Serial Annexation No. 15





Serial Annexation No. 15





Annexation and Initial Zoning for Great Western Industrial Park Serial Annexation Nos. 1-15

Planning Commission	City Council 1st Reading	City Council 2nd Reading
May 26th 2026	June 2nd 2026	June 16th 2026

Applicants: Windsor Renewal I, LLC & GWIP, LLC

Request

Recommend approval of:

i. Annexation of the property to Greeley; and

ii. Initial zoning of the property to the Industrial High Intensity (I-H) zoning district and Conservation District (C-D) zoning district.

Broe Industrial Development

Proven Industrial Development Expertise

- **4M sq ft** of active industrial projects in five industrial parks
- **$4.5B+** Industrial Development and Infrastructure
- **15,000+ acres** of industrial sites nationwide
- Award-winning logistics park developments

Infrastructure-Driven Advantage

- Integrated **rail + interstate connectivity**
- Expertise in **multimodal logistics parks**
- Reduces congestion and improves freight efficiency

Proven Economic Impact

- **30,000+ jobs created** and expands municipal tax base
- Strong track record partnering with local governments
- Attracted **major tenants** (50 Fortune 500 Companies)

Partners:

Great Western Industrial Park

Weld County, CO

River Ridge Commerce Center

Louisville MSA

Access 25

Weld County, CO

Tulsa Port of Catoosa

Tulsa, OK

Port of Brownsville

Brownsville, TX

Savannah Gateway

Savannah, GA

Broe Real Estate Group

1960's
Kodak purchases 2,200 acres to establish a Windsor plant. Constructs 15 buildings on 650-acre site.

2005
Broe acquires 1,400 acres

April '07
Land sale to **Vestas.**

March '11
Sale to **Hexcel Corporation.**

Dec. '11
Broe acquires 322 acres

Jan. '12
Land sale to **Halliburton Energy Services.**

Aug. '14
Land sale to **Schlumberger.**

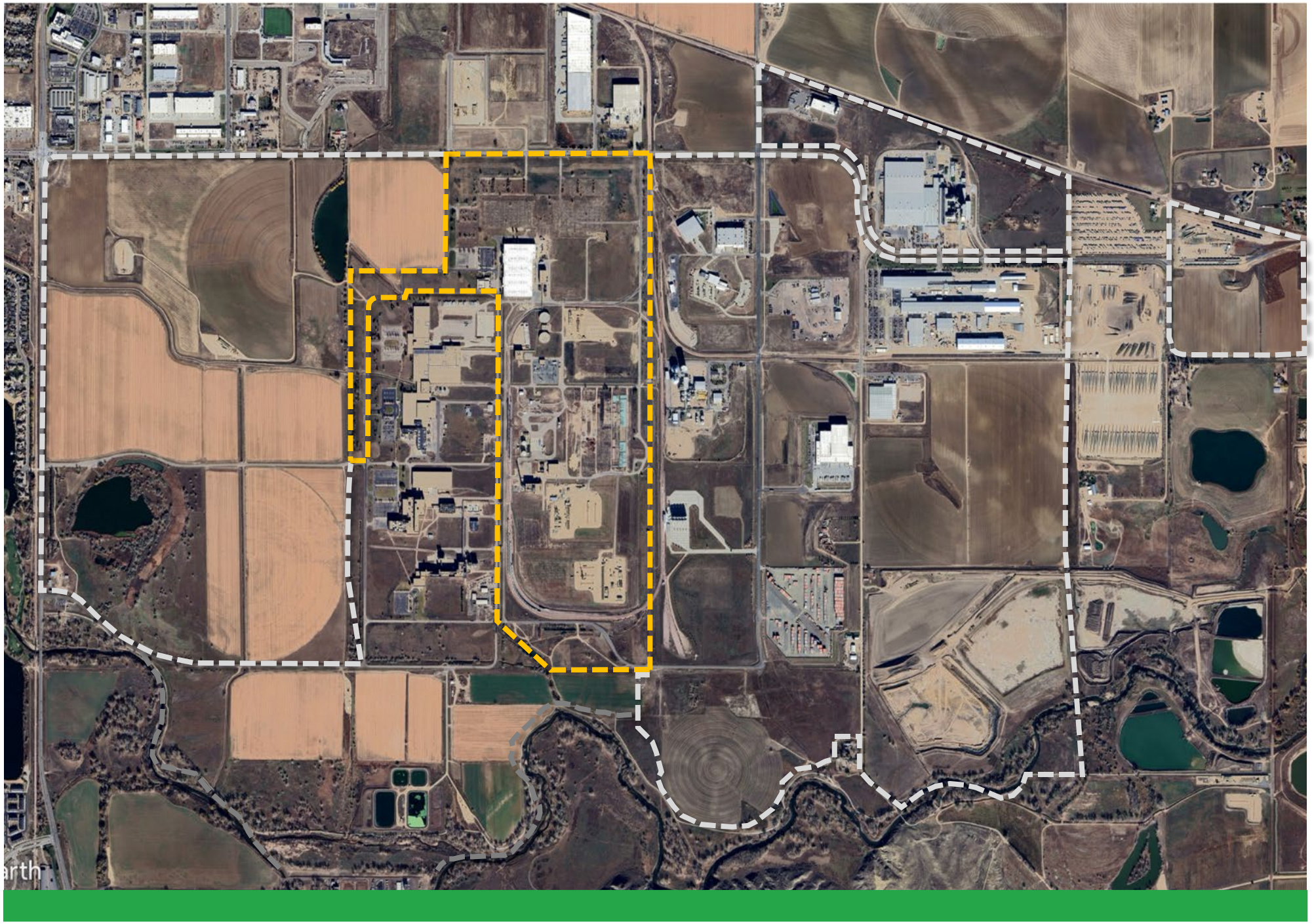
Dec. '14
Land sale to **Cargill Inc.**

Aug. '19
Land Sale to **Intersand.**

Dec. '21
Land Sale to **Lineage Logistics.**

Land Sale to **Gotham Greens.**

Dec. '23
Land Sale to **Tarquin.**



Great Western Industrial Park - Why Greeley?

Greeley is committed to **supporting development and economic opportunity**.

STABLE DEVELOPMENT PROCESS

REGIONAL **INFRASTRUCTURE SUPPORT:**

ROADWAYS

FLOODPLAIN & CHANNEL

NON-POTABLE WATER SYSTEM

Water Wise: Terry Ranch Project

By the Numbers

- **1.2 million** acre-feet* of water & storage
- **40 miles** northwest of Greeley
- **10,000 acre** well field
- **50%** the approximate construction cost savings compared to other alternatives
- **$125 million** in private financing

*One acre-foot can supply approximately three single family homes for one year

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Home > City News >
City of Greeley and Wingfoot Water Resources Launch Water Bank to Boost Job Growth

City of Greeley and Wingfoot Water Resources Launch Water Bank to Boost Job Growth

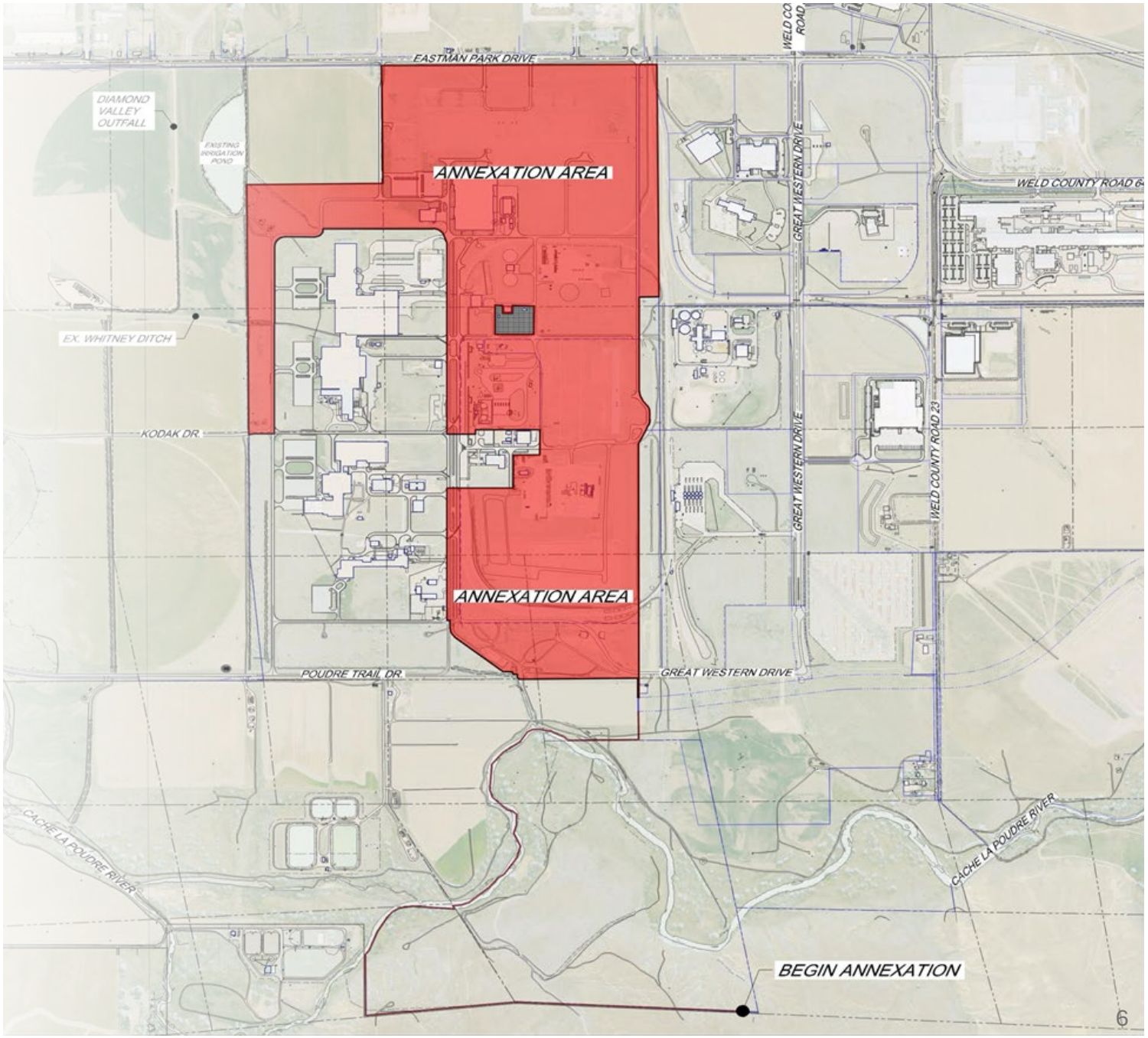
January 26, 2026

GREELEY, Colo. — The City of Greeley and Wingfoot Water Resources have teamed up to create a new "Primary Employer Water Bank." This exciting initiative aims to provide companies with a reliable and affordable water supply, helping them grow and create jobs in our community.

Greeley has always invested in its water resources to ensure its water infrastructure is strong and ready for the future. The city's 2021 purchase of the Terry Ranch Aquifer Storage and Recovery project from Wingfoot demonstrates its commitment to and investment in this strategy. This project helps protect our water supply during droughts and provides approximately 12,100 raw water credits for new developments in Greeley.

Overview of GWIP Serial Annexation Nos. 1-15 and Initial Zoning

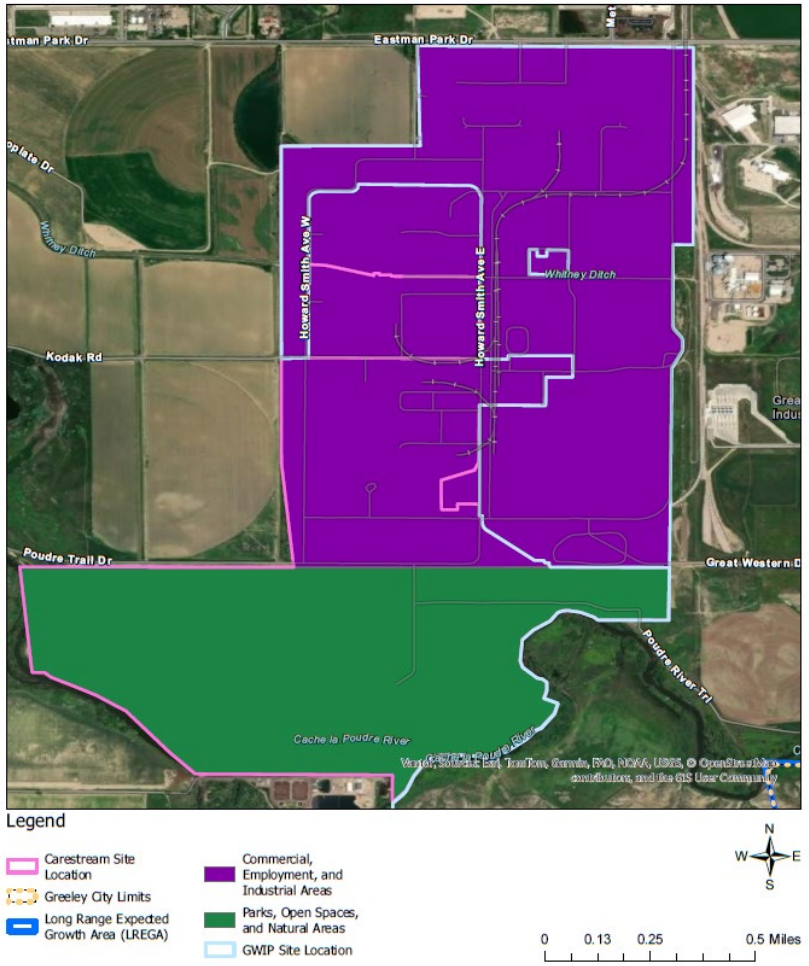
- Approximately 325 acres
- 15 Serial Annexations
- GWIP Serial Annexation Nos. 1-8: Conservation District (C-D) zoning district
- GWIP Serial Annexation Nos. 9-15: Industrial High Intensity (I-H) zoning district



Imagine Greeley Comprehensive Plan & Three-Mile Plan Guidance

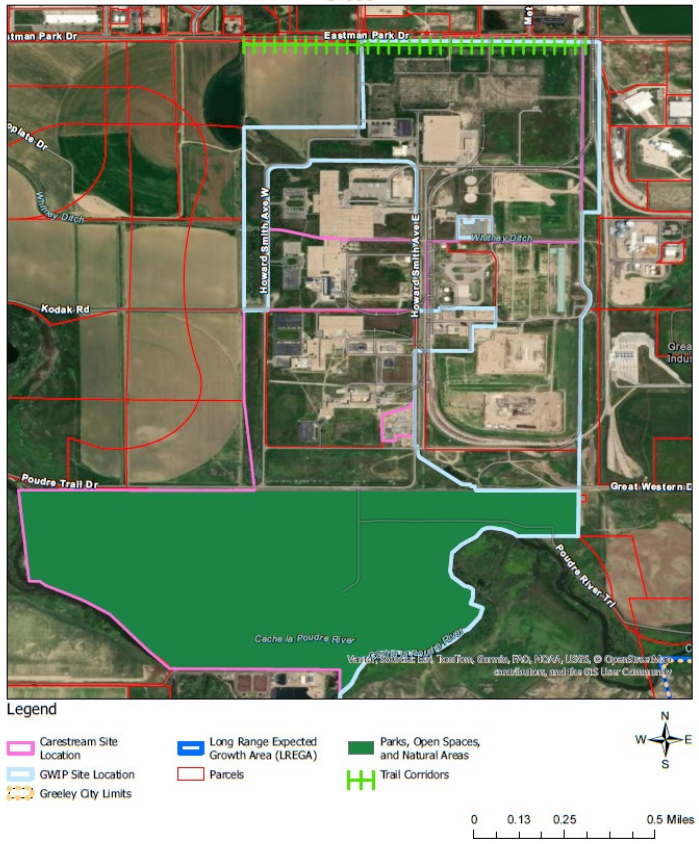
- Imagine Greeley:
  - "Growth north of the Cache la Poudre River is desirable and efforts should be proactively pursued, such as water infrastructure and services, to expedite resolution of development challenges in this area of the community."
  - Furthers economic development and growth-related goals and objectives
- Three-Mile Plan:
  - Conceptual Land Use Map
  - Conceptual Parks/Natural Areas Map
  - Conceptual Water & Sewer Map
  - Conceptual Transportation Map

City of Greeley Three-Mile Plan:
Conceptual Land Use Map - Carestream & GWIP Sites

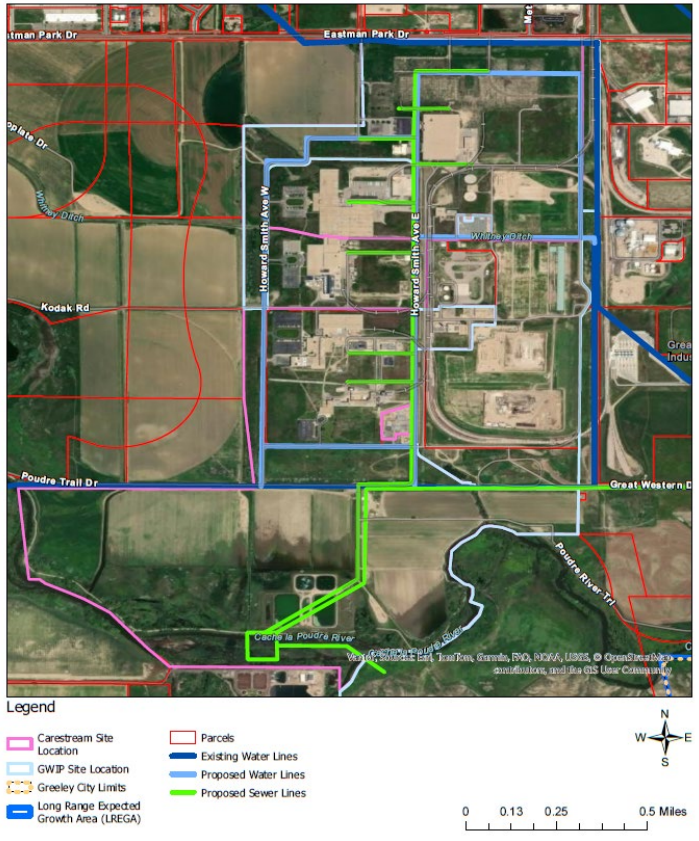


Three-Mile Plan Guidance

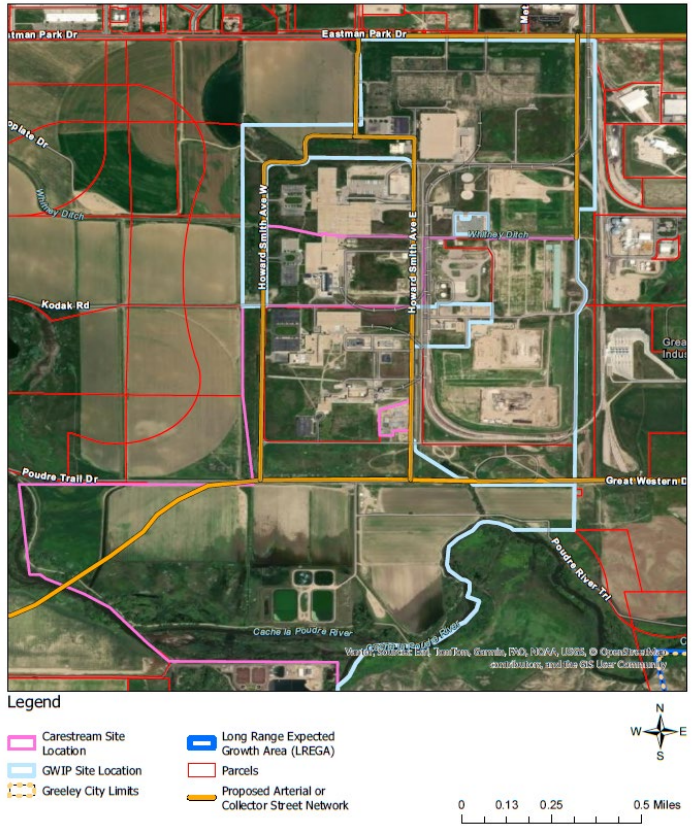
City of Greeley Three-Mile Plan:
Conceptual Parks/Natural Areas Map - Carestream & GWIP Sites



City of Greeley Three-Mile Plan:
Conceptual Water & Sewer Map - Carestream and GWIP Sites



City of Greeley Three-Mile Plan:
Conceptual Transportation Map - Carestream & GWIP Sites



Compliance with Annexation Review Criteria Code § 24-214.b.1

(a) The area proposed for annexation has not less than one-sixth of its perimeter contiguous with the municipal boundaries.

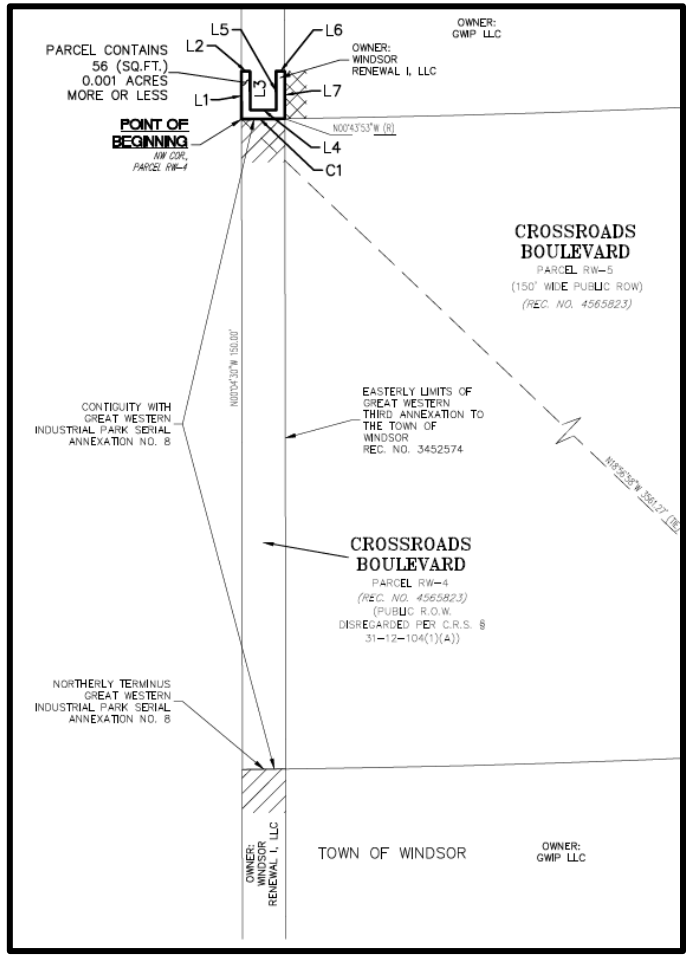
(b) A community of interest exists between the area proposed for annexation and the city; the area is urban or will be urbanized in the near future; and the area is integrated with or is capable of being integrated with the annexing municipality.

GWIP Serial Annexation No.	Percentage of Annexation Boundary Contiguous with City of Greeley
1	16.67% (1/6)
2	16.68% (1/6)
3	16.67% (1/6)
4	16.67% (1/6)
5	16.67% (1/6)
6	16.68% (1/6)
7	16.67% (1/6)
8	32.21% approx. (1/3)
9	16.67% (1/6)
10	16.71% (1/6)
11	16.67% (1/6)
12	16.67% (1/6)
13	16.67% (1/6)
14	23.32% approx. (1/4)
15	24.80% approx. (1/4)

Compliance with Annexation Review Criteria Code § 24-214.b.1

(c) The full width of all public rights-of-way adjacent to a proposed annexation shall be included in the annexation.

- Proposed annexation does not include any adjacent public rights-of-way.



Compliance with Annexation Review Criteria Code § 24-214.b.1

(d) The responsibility to apply for exclusion from any applicable special districts shall be upon the applicant of the annexation.

(e) Annexations of enclaves may be initiated by the city council when such enclaves have been completely surrounded by property within the municipal limits for a period of at least three years.

Compliance with Annexation Review Criteria Code § 24-214.b.2

(a) The proposed annexation is in conformance with the city's comprehensive plan;

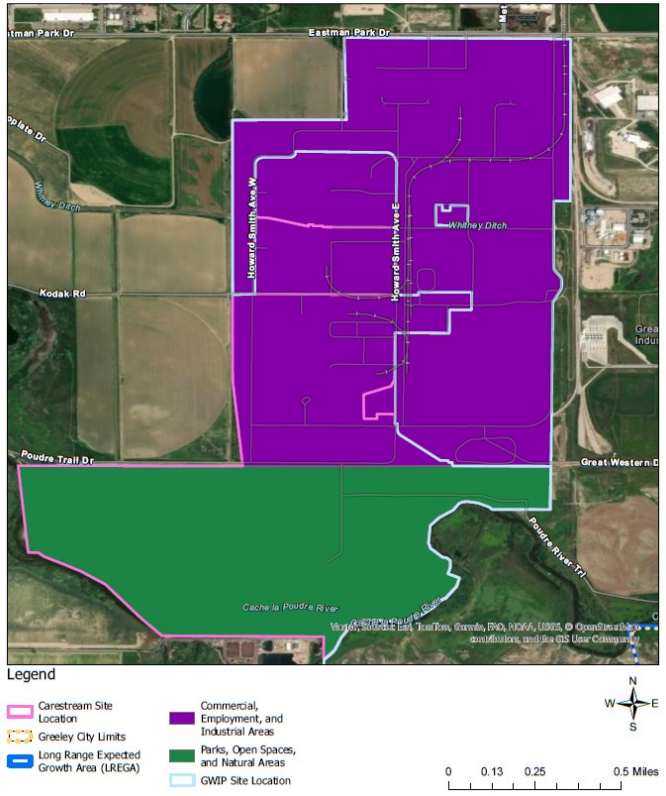
(b) The proposed annexation promotes geographical balance of the city's land use pattern;

(c) Adequate services are or will be available to support the development expected to result from the proposed annexation, in accordance with section 24-305;

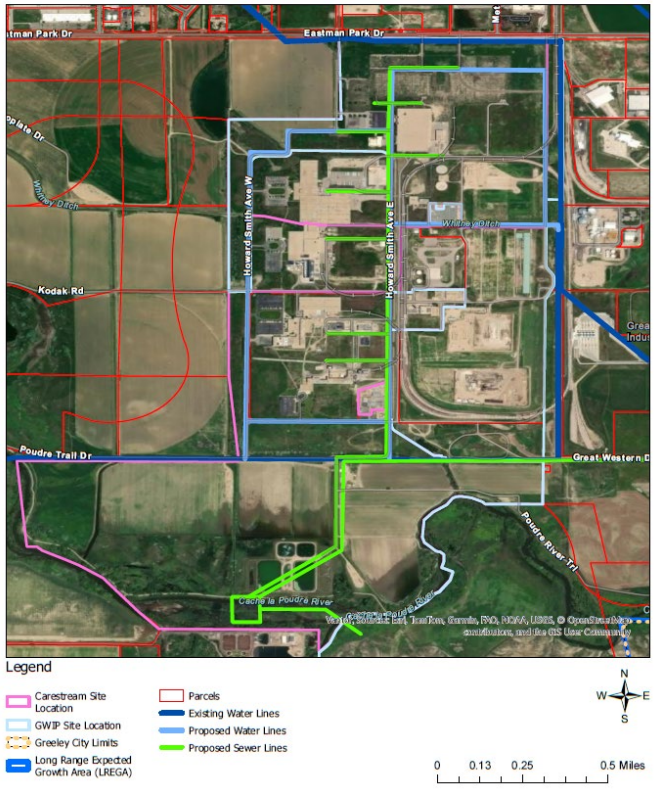
(d) The proposed annexation provides for a continual and rational boundary; and

(e) The proposed annexation is needed to accommodate future land use requirements.

City of Greeley Three-Mile Plan:
Conceptual Land Use Map - Carestream & GWIP Sites



City of Greeley Three-Mile Plan:
Conceptual Water & Sewer Map - Carestream and GWIP Sites



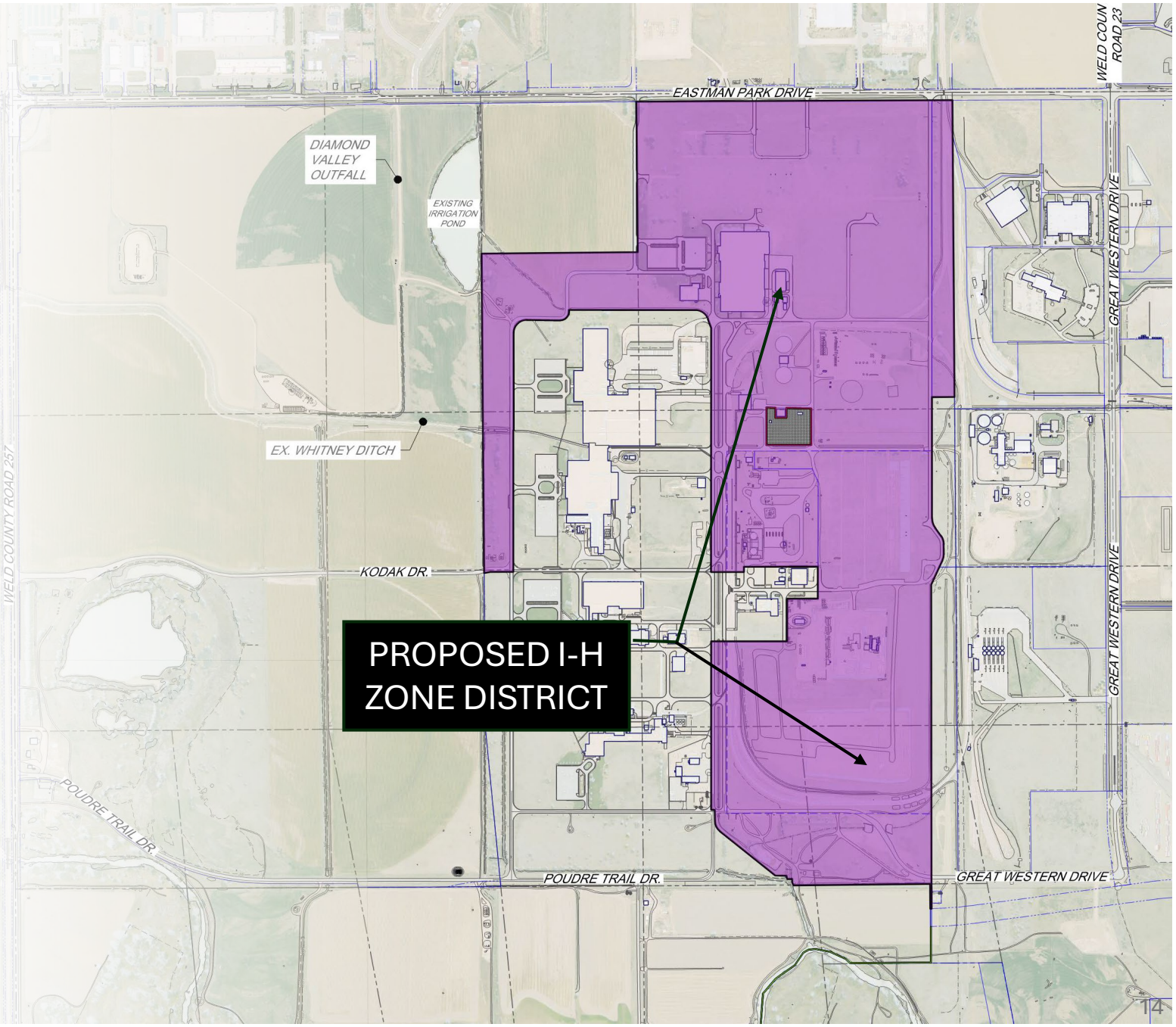
Proposed Zoning

Table 24-4-1: Zoning Districts and Intent	
District & Intent	Relationship to Comprehensive Plan
I-H — Industrial High Intensity. The I-H district provides for the broadest scope of manufacturing and distribution uses that are not compatible with residential or commercial activity due to the scale, operation, intensity or impacts of activities, or due to the high level of transportation access and support infrastructure required of the business.	Limited application in employment, industrial and commercial areas, and airport areas.
C-D — Conservation District. The C-D district intended to provide a zoning classification for commercial mineral deposits, the floodway, farming, parks and permanent open space. It is a non-development district that can provide productive uses without significant building and infrastructure investment, or generates value to surrounding development through ecological, recreation, or aesthetic services on the land.	General application in open lands and natural areas, or any other natural area warranting conservation and integration into development patterns.

Proposed Zoning

Industrial High Intensity (I-H)

- The I-H district provides for the broadest scope of manufacturing and distribution uses that are not compatible with residential or commercial activity due to the scale, operation, intensity or impacts of activities, or due to the high level of transportation access and support infrastructure required of the business.

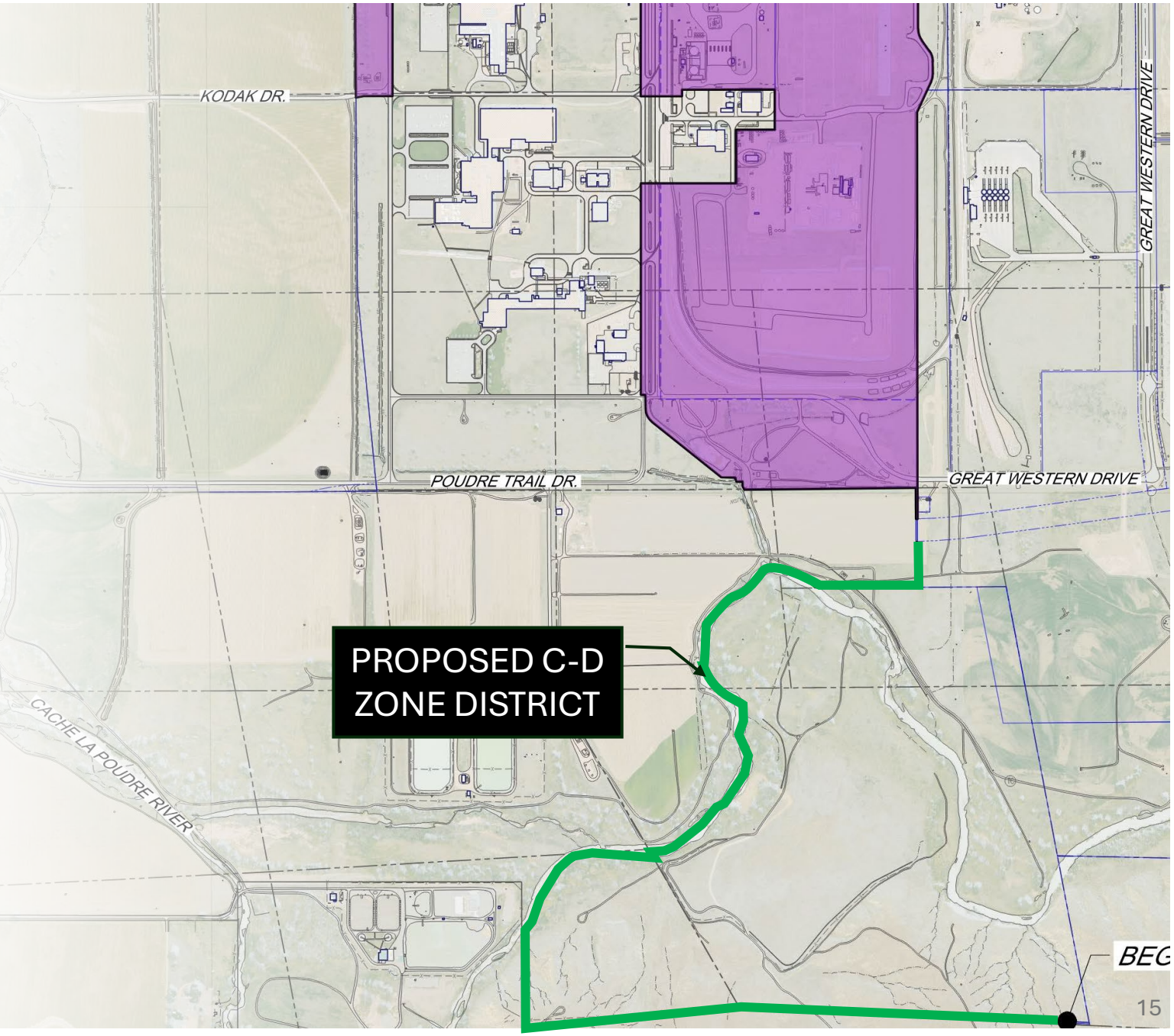


Proposed Zoning

Conservation District (C-D)

- The Conservation District is intended to provide a zoning classification for commercial mineral deposits, the floodway, farming, parks and permanent open space.

- The C-D zone district will ensure this area remains undeveloped, protecting the natural environment and habitat along the Cache La Poudre River, and providing ecological, recreation, and aesthetic benefits to neighboring, developed properties.



Compliance with Initial Zoning Criteria Municipal Code § 24-204.b

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.
2. The proposal can fulfill the intent of the zoning district considering the relationship to surrounding areas.
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.
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.
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.

Compliance with Initial Zoning Criteria
Municipal Code § 24-204.b

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.
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.
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.
9. The recommendations of professional staff or advisory review bodies.

Annexation and Initial Zoning for Great Western Industrial Park Serial Annexation Nos. 1-15

Greeley City Council

June 2nd, 2026

Applicants: Windsor Renewal I, LLC & GWIP, LLC

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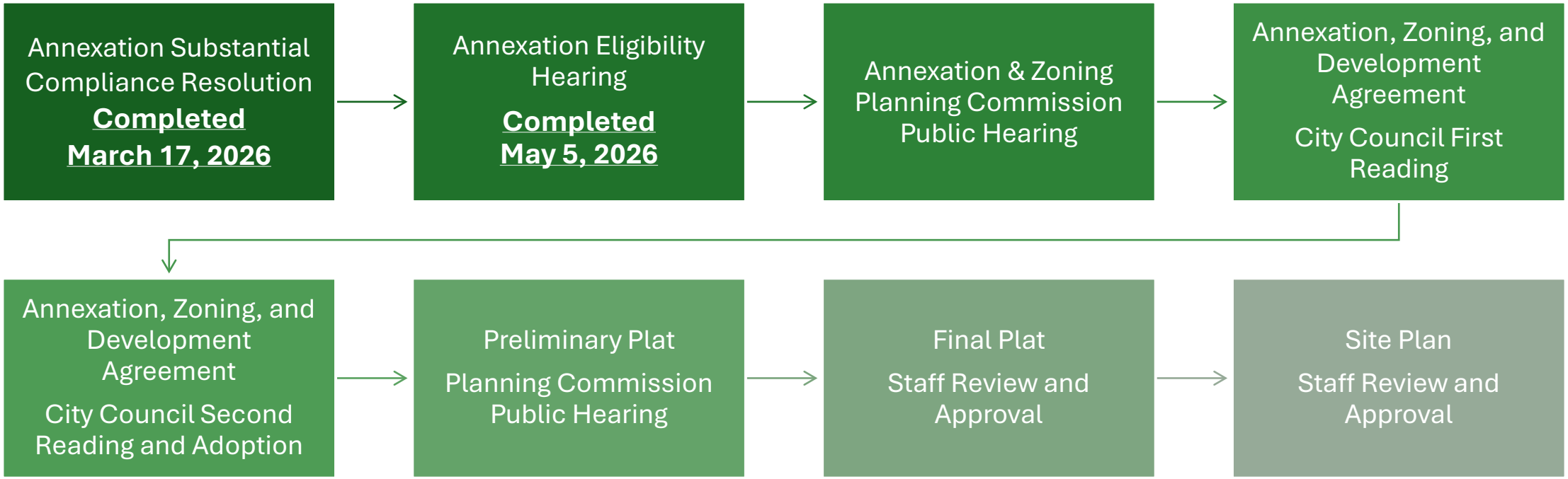
Annexation and Development Process – Additional Public Hearings to Come



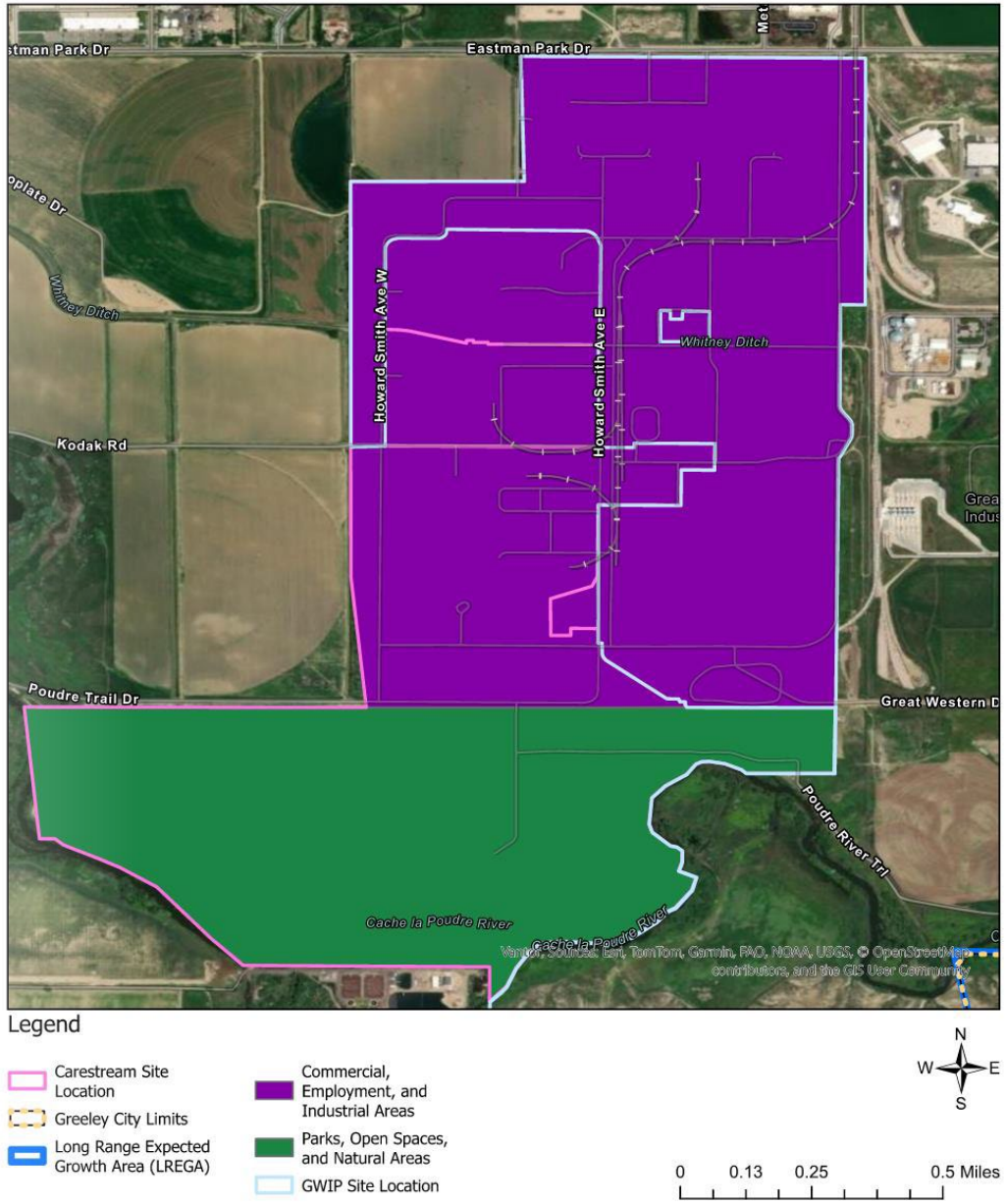
Compliance with Zoning Review Criteria

Code § 24-204.b.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.

2026 inclusion into the City of Greeley Three-Mile Plan

- Annexations Nos. 1-8 future land use of Parks, Open Spaces, and Natural Areas
- Annexations Nos. 9-15 future land use of Commercial, Employment, and Industrial

City of Greeley Three-Mile Plan:
Conceptual Land Use Map - Carestream & GWIP Sites



Compliance with Zoning Review Criteria

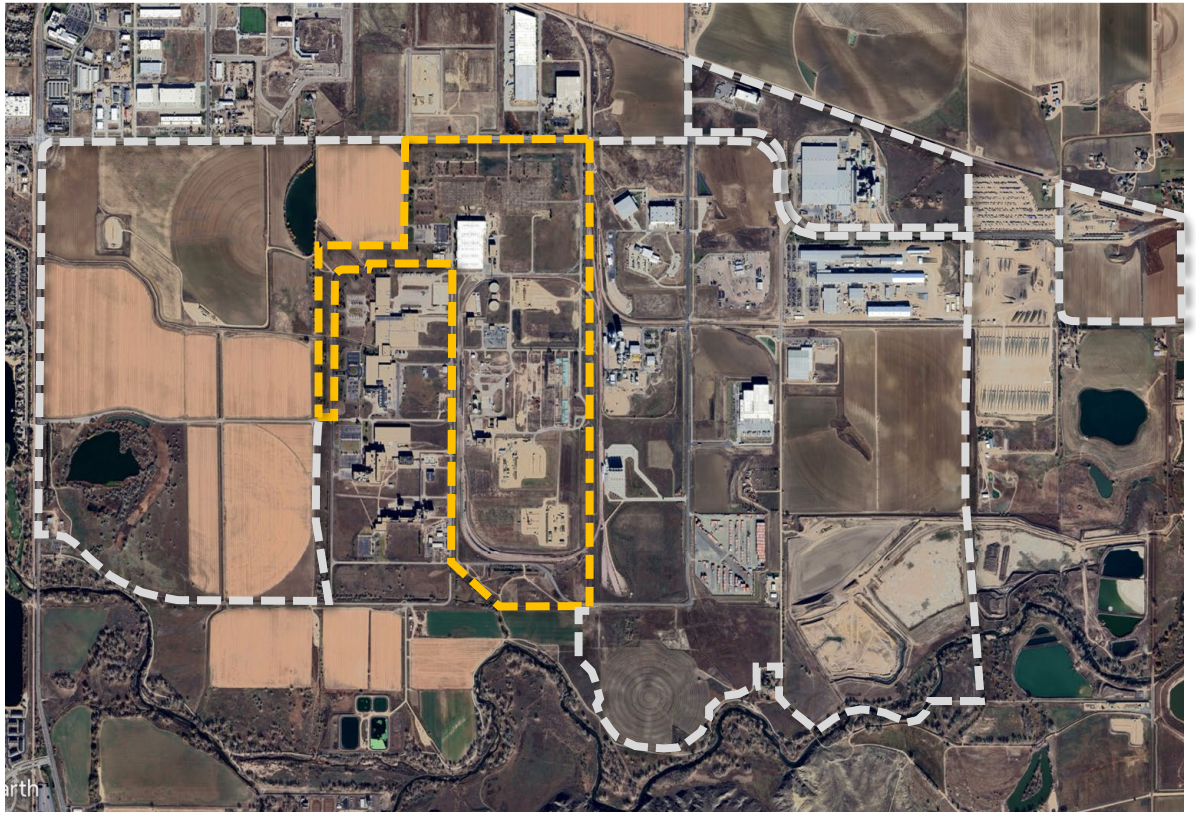
Code § 24-204.b.3. Whether the area changed, or is it changing to such a degree that it is in the public interest to rezone the subject property to encourage development or redevelopment of the area.

Code § 24-204.b.4. Whether the existing zoning's been in place for a substantial time without development, and if this indicates the existing zoning is inappropriate given development trends in the vicinity.

- The applicant has previously developed portions of the properties comprising Annexation Nos. 9-15 in accordance with the existing I-1 (Light Industrial) zone district in the County.
- Zoning these properties within Greeley's Industrial High Intensity zoning district will align with the existing development on the properties, complement the existing industrial zoning and development of neighboring properties, and allow for future industrial development compatible with surrounding properties that will generate employment opportunities and taxes in Greeley, all of which will further the intent of the Industrial High Intensity zoning district.

Compliance with Zoning Review Criteria

Code § 24-204.b.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.



Compliance with Zoning Review Criteria

Code § 24-204.b.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.

- Adequate public services and facilities are or will be available to support the development expected to result from the proposed annexation and zoning of the subject property.

- In connection with future development of the properties subject to the annexations, the applicant or owner will adhere to all development impact fee requirements set forth in Title 6, Chapter 15 of the Code to ensure there are sufficient police, fire, park, trails, storm drainage, and transportation services and facilities available to serve the property.

Compliance with Zoning Review Criteria

Code § 24-204.b.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.

- The proposed Conservation District zoning will provide a community need by ensuring the land remains largely undeveloped, protecting the natural environment and habitat along the Cache La Poudre River, providing ecological, recreation, and aesthetic benefits to neighboring, developed properties, and buffering the industrial area from lower intensity uses.

- The proposed Industrial High Intensity zoning is generally consistent with the existing County zoning but provides more opportunities for industrial development, which will in turn allow additional job creation within Greeley. The development of industrial and heavy industrial sites within Greeley will provide a range of job opportunities for the citizens of Greeley and expand Greeley's sales tax and revenue base.

Compliance with Zoning Review Criteria

Code § 24-204.b.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.

- Since the properties proposed to be zoned within the Conservation District will remain largely undeveloped, no negative impacts on the area or adjacent properties are anticipated. ; the area intended for Conservation District zoning will provide a buffer to help mitigate negative impacts from the Great Western Industrial Park on properties to the south.

- Portions of the properties proposed to be zoned within the Industrial High Intensity zoning district are already developed with industrial uses and surrounded by other heavy industrial uses in and around the Great Western Industrial Park. The proposed zoning is appropriate for this heavy industrial park and will ensure similar uses are grouped together to allow for shared infrastructure, which is consistent with sound planning, design, and engineering practices.

Compliance with Zoning Review Criteria

Code § 24-204.b.9. The recommendations of professional staff or advisory review bodies.

- Based on the information available the applicant is not aware of any recommendations of professional staff or advisory review bodies that would be inconsistent with the proposed zoning of the subject property.

February 10, 2026

Re: Fire and Emergency Service Provision – Great Western Industrial Park (GWIP) Annexation

To Whom It May Concern,

This letter is to formally address fire and emergency service, as well as non-emergency service coverage related to the proposed annexation of the GWIP associated with the following annexation applications from Weld County into the City of Greeley.

- Annexation No. 1 – ANX2025-0007
- Annexation No. 2 – ANX2025-0006
- Annexation No. 3 – ANX2025-0005
- Annexation No. 4 – ANX2025-0004
- Annexation No. 5 – ANX2025-0012
- Annexation No. 6 – ANX2025-0011
- Annexation No. 7 – ANX2025-0010
- Annexation No. 8 – ANX2025-0009
- Annexation No. 9 – ANX2025-0008
- Annexation No. 10 – ANX2025-0014
- Annexation No. 11 – ANX2025-0015
- Annexation No. 12 – ANX2025-0016
- Annexation No. 13 – ANX2025-0017
- Annexation No. 14 – ANX2025-0018
- Annexation No. 15 – ANX2025-0019

The Greeley Fire Department confirms that we have the capacity, staffing, and operational resources necessary to provide full fire protection and all-hazard emergency response services, including non-emergency response services, to the GWIP area upon completion of annexation into the City of Greeley. This includes fire suppression, emergency medical response, technical rescue, hazardous materials response, fire prevention, and community risk reduction services consistent with the level of service currently provided throughout the city.

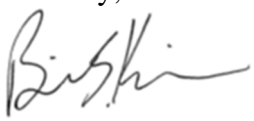
In addition, emergency response to this area will be strengthened through our existing automatic aid agreement with Windsor Severance Fire Rescue. This agreement ensures that the closest appropriate resources are dispatched regardless of jurisdictional boundaries, supporting efficient response times and seamless interagency cooperation for incidents within the GWIP area.

The Greeley Fire Department is committed to maintaining high levels of service, responder readiness, and community risk reduction for all newly annexed properties. If inefficiencies are found after the annexation is complete, the Greeley Fire Department and Windsor Severance Fire Rescue have agreed to explore other

service models. We look forward to maintaining our strong regional partnerships and delivering dependable, professional emergency services to this area as part of the City of Greeley.

Please feel free to contact me directly if additional information is needed.

Sincerely,



Brian S. Kuznik
Fire Chief
Greeley Fire Department
Brian.Kuznik@Greeleygov.com
970-350-9501

City of Greeley Colorado
POLICE DEPARTMENT

To Whom It May Concern:

Re: Law Enforcement Service Provision – GWIP Industrial Park Annexation

This letter is to formally address the provision of law enforcement service related to the proposed annexation of a portion of GWIP Industrial Park associated with the following annexation applications from Weld County into the City of Greeley.

- Annexation No. 1 – ANX2025-0007
- Annexation No. 2 – ANX2025-0006
- Annexation No. 3 – ANX2025-0005
- Annexation No. 4 – ANX2025-0004
- Annexation No. 5 – ANX2025-0012
- Annexation No. 6 – ANX2025-0011
- Annexation No. 7 – ANX2025-0010
- Annexation No. 8 – ANX2025-0009
- Annexation No. 9 – ANX2025-0008
- Annexation No. 10 – ANX2025-0014
- Annexation No. 11 – ANX2025-0015
- Annexation No. 12 – ANX2025-0016
- Annexation No. 13 – ANX2025-0017
- Annexation No. 14 – ANX2025-0018
- Annexation No. 15 – ANX2025-0019

The Greeley Police Department confirms that we have the capacity, staffing, and operational resources necessary to provide full law enforcement services including non-emergency response to police calls for service, to the Care Stream area upon completion of annexation into the City of Greeley. This includes emergency police response, traffic enforcement and accident investigation, criminal investigation, proactive patrol, and community policing consistent with the level of service currently provided throughout the city.

In addition, law enforcement response to this area will be strengthened through our mutual aid relationships with the Windsor Police Department and Weld County Sheriff's Office. Law enforcement agencies throughout Weld County provide coverage for each other and respond to emergencies outside of their jurisdiction when requested by another agency.

The Greeley Police Department is committed to maintaining a high level of law enforcement service for all newly annexed properties. If inefficiencies are identified after the annexation is complete, the Greeley Police Department would be open to the evaluation of other service models. We look forward to continuing

our strong regional partnerships while providing reliable and professional law enforcement service to this area as part of the City of Greeley.

Please feel free to contact me directly if additional information is needed.

Sincerely,
/s/ Adam Turk
Chief of Police
Greeley Police Department

February 12, 2026

Windsor Renewal 1
A division of the Broe Group
Attn: Dean Brown
517 Main St., Windsor, CO 80550

Re: Will Serve Letter – Windsor Renewal 1
Parcels: 080726200026, 080726300027, 080735200035
Local Address: 2005 Howard Smith Avenue and None

Upon annexation, the City will be positioned to serve the subject property with capacity in the city's existing treatment plants. The above-mentioned sites and other areas associated with the annexations listed below are within the water service area of City of Greeley, Water & Sewer Utilities. Greeley Water & Sewer has the necessary treatment and transmission capacity to serve the annexation and any level of development that would align with zoning. The sites will require offsite infrastructure to connect to the city's existing wet utility systems and may require inclusion into the West Greeley Commercial GID. Upon annexation, the city will provide service to the properties for potable water, non-potable water, and sanitary sewer services in accordance with municipal code once all necessary on and offsite infrastructure improvements are completed and applicable fees are paid.

Relevant Annexations with the City of Greeley:

- ANX2025-0004 (Annexation No. 1)
- ANX2025-0005 (Annexation No. 2)
- ANX2025-0006 (Annexation No. 3)
- ANX2025-0007 (Annexation No. 4)
- ANX2025-0008 (Annexation No. 5)
- ANX2025-0009 (Annexation No. 6)
- ANX2025-0010 (Annexation No. 7)
- ANX2025-0011 (Annexation No. 8)
- ANX2025-0012 (Annexation No. 9)
- ANX2025-0014 (Annexation No. 10)
- ANX2025-0015 (Annexation No. 11)
- ANX2025-0016 (Annexation No. 12)
- ANX2025-0017 (Annexation No. 13)
- ANX2025-0018 (Annexation No. 14)
- ANX2025-0019 (Annexation No. 15)

The City of Greeley has a few different methods for meeting the City's legislative requirements for raw water dedication for new growth and development. More information on the city's raw water dedication policy and the Greeley Industrial Water Bank can be provided upon request.

If additional information is required, please let us know.

Sincerely,

Derek Hannon

Derek Hannon
Long Range Utility Planner
Water and Sewer Department
City of Greeley
(970) 415-1829
Derek.Hannon@greeleygov.com

May 1, 2026

Mayor Dale Hall
City Council
City of Greeley
1100 10th Street
Greeley CO 80631

Re: Second notice of intergovernmental agreement establishing a development plan and demand for mediation

Mayor Hall and Members of the Council:

The Town of Windsor sends this Second Notice of intergovernmental agreement establishing a development plan and demand for mediation because Greeley has scheduled further hearings on the annexations identified as the Great Western Industrial Park Serial Annexations 1 through 9, as well as the subsequent and separate submittal of the Great Western Industrial Park Serial Annexations 10 through 15 (together, the "GWIP Annexation").

The Town has previously given notice to Greeley of the existence of the Weld County-Windsor Coordinated Planning Agreement, its map, and the fact that the territory proposed for annexation via the GWIP Annexation is within that planning agreement area. Accordingly, Greeley is obligated to cease any further action in processing the GWIP Annexation until it has completed mediation with the Town as required by C.R.S. § 24-32-3209.

Further action by the City on the annexation, including any action on or after the May 5 scheduled hearing, is in violation of C.R.S. § 24-32-3209. Windsor requests that Greeley cease all further processing of and action on the GWIP Annexation until it has complied with the mediation requirements of CRS 24-32-3209.

This request and demand is made pursuant to the following:

- C.R.S. § 24-32-3209(2.3)(b) requires that Greeley, as a municipality in receipt of a petition for annexation for territory included within a Coordinated Planning

301 Walnut Street
Windsor, CO 80550
Office: 970-674-2400
Fax: 970-674-2456
www.windsorgov.com

Agreement to which Greeley is not a party, must, upon notice of said agreement, refrain from referring the petition(s) to the governing body, and instead engage in mediation.

- The Town of Windsor is a party to an intergovernmental agreement with Weld County which qualifies as a Coordinated Planning Agreement under the statute: the Coordinated Planning Agreement approved by Weld County Ordinance 2015-15, and codified at Weld County Code Chapter 19 (Coordinated Planning Agreements), Article VI (Windsor Plan). That codified Agreement, in turn, incorporates by reference Exhibit 19-F, which is the Windsor Growth Management Area (GMA), which also functions as the Town's three mile plan under C.R.S. § 31-12-105.
- The Windsor GMA is also incorporated into the Windsor Comprehensive Plan, which is available on the Town's website.
- Copies of the relevant County Code, the Agreement, and the associated maps are attached, although as noted below, the Town has previously given notice and Greeley is well aware of the same.
- Greeley was given notice of the Coordinated Planning Agreement and the associated GMA maps, in the following manner:
    - 4/18/2025 Referral Comments to Greeley by Windsor, referring to and attaching the Windsor-Weld County Coordinated Planning Agreement and the Windsor GMA (copy attached).
    - 10/14/2025 Referral Comments to Greeley by Windsor (copy attached).
    - Copies of the foregoing Referral Comments distributed to the Greeley City Council at City Council Meetings on 1/6/2026 and 3/1/2026 and Planning Commission Meetings on 12/9/2025.
- Greeley was additionally given notice of Windsor's GMA through a 7/22/2025 referral comment letter regarding the Cascadia PUD. Although this is not part of the GWIP Annexation, it also calls attention to GMA conflicts.
- These actions constituted Windsor's First Notice to Greeley of the Coordinated Planning Agreement and Greeley's obligations under the same, in compliance with C.R.S. § 24-32-3209.

- Windsor, in reliance on the prior notice and the statute, advised Greeley of its objection to the ongoing processing of the GWIP Annexation by email and letter dated 4/3/2026, and again on 4/6/2026 (copies attached).

Despite the First Notice and the Town's subsequent objections, Greeley has proceeded to refer the GWIP Annexation petitions to the City Council, and the Council has taken action to find the petitions in substantial compliance under C.R.S. § 31-12-107. Further, the Council has set a hearing on eligibility for annexation for May 5, 2026. All these actions are contrary to C.R.S. § 24-32-3209 and in violation of Windsor's rights under that statute.

The Town of Windsor does not waive its rights under the First Notice given Greeley under the statute, and its right to contest actions of the City taken after the first Notice in violation of the statute. On the contrary, the Town of Windsor reserves all rights to contest the continued and unlawful actions of the City in pursuing the GWIP Annexation without the required statutory compliance. This includes, but is not limited to, an action pursuant to the statute or a writ of mandamus seeking a judicial order compelling Greeley's compliance with C.R.S. § 24-32-3209(2.3).

Sincerely,

Scott Ballstadt (May 1, 2026 08:22:38 MDT)
Scott Ballstadt
Director of Planning

Cc : Stacy Aurzada, City Attorney
Brian McBroom, City Manager

Enclosures:
Weld County-Windsor Coordinated Planning Agreement
Windsor GMA maps, as referenced in the Agreement and correspondence
Correspondence as described
Windsor Comprehensive Plan (hard copy hand delivered; not attached to electronic copies of this letter)

WINDSOR SEVERANCE FIRE RESCUE
100 N. 7th Street • Windsor • Colorado • 80550
970-686-2626

Dean Brown, Senior Vice President Industrial
Broe Real Estate Group
2005 Howard Smith Avenue East
Windsor, CO 80550

CC: Andrew Rosen, WSFR Board President
Julie Cline, Mayor
Dale Hall, Mayor
Shane Hale, Town Manager
Brian McBroom, Acting City Manager

April 22, 2026

Dear Mr. Brown,

I am writing on behalf of Windsor Severance Fire Rescue (WSFR) to formally express our opposition to the proposed annexation of property within the Kodak Industrial Park (2005 Howard Smith Drive) into the City of Greeley. This position is based on significant public safety concerns related to emergency response capabilities in the area. As the fire district currently responsible for providing both emergency and non-emergency services to the Industrial Park, we believe it is important to clearly state our position on this matter.

At present, WSFR is strategically positioned to provide more efficient emergency response coverage to the annexation site than the Greeley Fire Department. WSFR Fire Station No. 4 (1350 New Liberty Road) has an estimated response time of 8 minutes and 45 seconds, and WSFR Fire Station No. 1 (100 N. 7th Street) has an estimated response time of 8 minutes and 46 seconds. In contrast, the proposed Greeley Fire Station along Highway 34 is projected to have a response time of approximately 10 minutes and 30 seconds, while Greeley Fire Station No. 6 would require an estimated 11 minutes and 13 seconds to reach the site.

Additionally, WSFR has acquired property within the industrial park at 31730 Great Western Drive for the construction of a training facility scheduled for completion in 2026. Once operational, this facility will typically be staffed Monday through Thursday by a paramedic and two EMTs who will be available to respond to emergency incidents in the area. Fire crews conducting regular training exercises at this location will also be able to respond to calls for service as needed, further enhancing response capabilities.

While WSFR maintains automatic and mutual aid agreements with the Greeley Fire Department, it is important to clarify the operational limitations of these agreements. Automatic aid applies only to specific call types, meaning that incidents falling outside those parameters would be handled by the jurisdictional agency—in this case, the Greeley Fire Department—without WSFR response unless specifically requested.

When factoring in the proximity of our planned training facility, WSFR will be capable of responding to incidents at this location in approximately two minutes when personnel are on site. This represents a significant improvement compared to Greeley's estimated response times. Even when the training facility is unstaffed, **WSFR's existing stations can respond approximately 2 minutes and 28 seconds faster than Greeley Fire's current capabilities.** In emergency situations, particularly structure fires and critical medical incidents, these time differences are consequential and can directly impact life safety outcomes and property preservation.

The current deployment model provides a more efficient and logical response framework for this area. Requiring Greeley Fire personnel to travel through WSFR's jurisdiction and past our facilities to respond to incidents at this location does not represent an optimal or practical emergency response strategy.

For these reasons, WSFR believes that the proposed annexation is not in the best interest of public safety and may increase risk to the community during emergency incidents. Accordingly, we respectfully oppose the annexation.

If you have any questions or would like to discuss this matter further, please do not hesitate to contact me.

Respectfully,

Dr. Chris Angermuller EFO, FSEDI, CFO, CTO, CEMSO, MIFireE
Fire Chief
Windsor Severance Fire Rescue
100 N. 7th Street
Windsor, Colorado 80550
(970) 686-2626 Ext 108

Planning Commission Agenda Summary

May 26, 2026
Key Staff Contact: Michael Franke, Planner III, Donald Threewitt, Interim Director of Community Development

Title:
GWIP Establishment of Zoning

Summary:
A public hearing to consider a request for establishment of zoning to C-D (Conservation District) and I-H (Industrial High Intensity) for approximately 325 acres known as the Great Western Industrial Park (GWIP) Establishment of Zoning located east of State Highway 257, south of Eastman Park Drive, west of Great Western Drive, and north of Weld County Road 62 ¼.

Recommended Action:
Approval

Attachments:
1. Staff Report
2. Project Narrative
3. Plan Set
4. Vicinity Map
5. Legal Description
6. Neighborhood Notification Boundary Map
7. Staff Presentation
8. Applicant Presentation
9. GFD Will-Serve
10. GPD Will-Serve
11. Greeley Water and Sewer Will-Serve
12. Town of Windsor Letter
13. WSFR Letter

PLANNING COMMISSION SUMMARY

ITEM: A public hearing to consider a request to establish I-H (Industrial High Intensity) and C-D (Conservation District) zoning for property known as "Great Western Industrial Park (GWIP) Annexations No. 1 through No.15," located generally south of Eastman Park Drive, east of State Highway 257, west of Great Western Drive, and north of Weld County Road 62 ¼ comprising approximately 325 acres.

PROJECT: Great Western Industrial Park Establishment of Zoning

FILE NO: ZON2026-0001

LOCATION: East of State Highway 257, south of Eastman Park Drive, west of Great Western Drive, and north of Weld County Road 62 ¼

APPLICANT: Windsor Renewal I, LLC and GWIP, LLC

CASE PLANNER: Michael Franke, ACIP, Planner III

PLANNING COMMISSION HEARING DATE: May 26, 2026

PLANNING COMMISSION FUNCTION: To review the proposed establishment of zoning for compliance with Section 24-204.b (1-9) of the Greeley Development Code and make a recommendation to the City Council.

EXECUTIVE SUMMARY

The City of Greeley petitions to establish zoning to C-D (Conservation District) and I-H (Industrial High Intensity) for approximately 325 acres known as the Great Western Industrial Park (GWIP) Establishment of Zoning located east of State Highway 257, south of Eastman Park Drive, west of Great Western Drive, and north of Weld County Road 62 ¼.

A. REQUEST

The applicant is requesting approval to establish C-D and I-H zoning on approximately 325 acres known as the GWIP Establishment of Zoning. The property is included within the City's Three Mile Plan. The proposal complies with the City's Comprehensive Plan policies. The outcome of this hearing is for the Planning Commission to make a recommendation to City Council whether to adopt or deny the request establishing zoning on the aforementioned land within the City of Greeley.

B. STAFF RECOMMENDATION

Approval

C. LOCATION

East of State Highway 257, south of Eastman Park Drive, west of Great Western Drive, and north of Weld County Road 62 ¼.

Current Zoning: I-1 (Industrial) – Weld County

Proposed Zoning: C-D (Conservation District)
I-H (Industrial High Intensity)

Abutting Zoning: North: HI (Heavy Industrial) and LI (Limited Industrial) – Town of Windsor
South: ROL (Recreation & Open Lands) – Town of Windsor
East: HI – Town of Windsor
West: RMU-2 (Residential Mised Use – Two) – Town of Windsor and I-1 – Weld County

Site Conditions: The site is currently a combination of developed industrial park, undeveloped land, and open space/natural area. The proposed serial annexation is compiled for five (5) different parcels and other land area legally described. All these parcels/land area is owned by either Windsor Renewal I, LLC and GWIP, LLC. The total site area is approximately 325 acres. Parcel 1 is located south of Eastman Park Drive, north of Kodak Drive, east of Howard Smith Avenue W, and west of 1 Litho Plate Drive with an area of 176.7 acres. Parcel 1 is currently used as industrial with three existing buildings on site. Parcel 2 is located south of Kodak Drive, east of Howard Smith Avenue E, and west of 1 Litho Plate Drive with an area of 15.117 acres. Parcel 2 is currently used as industrial with five existing buildings. Parcel 3 is located south of Parcel 1, east and south of Parcel 2, west of Howard Smith Avenue E, and west of 1 Litho Plate Drive with an area of 95.83 acres. Parcel 3 is currently used as industrial/commercial with two existing buildings. Parcel 4 is located south of Parcel 3, east of Howard Smith Avenue E with an area of 24.659 acres. Parcel 4 is currently vacant land with I-1 (Industrial) zoning from Weld County. Parcel 5 is

like Parcel 4, currently vacant land with an area of 25.46 acres. The other land associated with the serial annexation is comprised of legal descriptions and do not correspond with an existing Assessor's parcel number or address. This other land is located south of Parcel 1 and 1 Litho Plate Drive, south of Eastman Park Drive. This land follows the Cache La Poudre River southwest and bends back eastward running across property connecting to existing Greeley city limits. This other land area is vacant and will be preserved as natural area and open space. Except for the Poudre River area, the overall site is relatively flat with minimal elevation changes. There are several active and abandoned oil and gas wells throughout the site that were established through Weld County.

Abutting Land Uses: North: Industrial and Undeveloped
South: Undeveloped and Open Space
East: Industrial and Undeveloped
West: Industrial and Undeveloped

D. BACKGROUND

The property owner has petitioned the City to establish C-D and I-H zoning on approximately 325 acres of unincorporated property. The proposed serial annexation is compiled for five (5) different parcels and other land area legally described. All these parcels/land areas are owned by either Windsor Renewal I, LLC and GWIP, LLC. The land area is located within Greeley's Three-Mile Plan and has contiguity with existing Greeley city limits.

The applicant requests to establish zoning in accordance with Section 24-214 and 24-204 of the Development Code. Following annexation, the establishment of zoning will be considered as a separate hearing item and must, per state statutes, take place within 90 days of the accompanied annexation.

The City has determined the proposal meets the requirements to be considered for establishment of zoning. The introduction of the ordinance concerning the zoning is scheduled with City Council on June 2, 2026, and the final reading on June 16, 2026.

E. APPROVAL CRITERIA

The Commission shall consider comments from review agencies and offices, the staff recommendation, citizen comments, and the following criteria (found in Section 24-204.b

(1-9) of the Greeley Development Code) in taking action to recommend approval, denial, or to table the zoning for future consideration:

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.**

Staff Comment: Imagine Greeley Comprehensive Plan's ("Comprehensive Plan") Land Use Guidance Map does not currently include the subject property. However, Greeley's Three-Mile Plan was recently updated to establish land uses for potential areas for annexation beyond the pre-existing growth boundaries. The Three-Mile Plan proposes future land uses of Parks, Open Spaces, and Natural Areas for much of the subject property comprising Annexation Nos. 1-8 and Commercial, Employment, and Industrial for the portions of the subject property comprising Annexation Nos. 9-15.

The Comprehensive Plan indicates an annexation should show it meets its identified goals and objectives and 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" (Objective GC-1.5). Comprehensive Plan, p. 43. Annexation of the properties is consistent with this stated objective, and inclusion into Greeley addresses numerous components of the Comprehensive Plan.

The proposed zoning of the properties comprising Annexation Nos. 1-8 within the Conservation District is consistent with the guidance set forth in the Three-Mile Plan and Comprehensive Plan. The proposed Conservation District zoning furthers the Comprehensive Plan's goals and policies to ensure these properties located along the Cache La Poudre River will remain primarily undeveloped. The proposed zoning will advance Comprehensive Plan Objective NR-3.5 Preservation of Natural Area, which seeks to "protect important natural areas, native wildlife habitat, vistas, and other significant or environmentally sensitive lands" and "develop mechanisms to ensure that natural areas are preserved as development occurs." Comprehensive Plan,

p. 70. Because a good portion of the properties comprising Annexation Nos. 1-8 are located within the floodway, designating the properties for uses that are not associated with development is also aligned with Objective PS-1.1 to prohibit development in the floodway. Comprehensive Plan, p. 78.

The proposed zoning of the properties comprising Annexation Nos. 9-15 within the Industrial High Intensity zoning district is consistent with the guidance set forth in the Three-Mile Plan and a number of important goals and policies set forth in the Comprehensive Plan that seek to promote economic development within Greeley. The Comprehensive Plan calls for the expansion of the Long Range Expected Growth Area, and particularly, Comprehensive Plan Objective GC-1.4 states that "growth north of the Cache la Poudre River is desirable and efforts should be proactively pursued." Comprehensive Plan, p. 42. The proposed zoning of the subject properties to the Industrial High Intensity zoning district will allow for industrial development within Greeley that will in turn create a wide range of employment opportunities for Greeley citizens and generate tax and other revenue sources for Greeley. The proposed zoning furthers the Comprehensive Plan's economic development and growth related goals and objectives seeking to "promote a healthy, progressive, and competitive local economy" (Comprehensive Plan Goal ED-1), support "desired economic sectors and a diverse local economy" (Comprehensive Plan Goal ED-2), and attract and maintain "an employed, skilled, and adaptable workforce" (Comprehensive Plan Goal ED-3). Comprehensive Plan, pp. 24-26.

In addition, zoning the property within the Industrial High Intensity zoning district will further the Comprehensive Plan's goals of providing a strategic location "for business and industry on the Land Use Guidance map" (Comprehensive Plan Objective ED-2.6), encouraging a growing tax base (Comprehensive Plan Objective ED-1.2) and diverse employment base that assures "stability in times

of economic change" (Comprehensive Plan Objective ED-1.4), and providing economic opportunities and jobs that are inclusive of and attract a diverse workforce (Comprehensive Plan Objective ED-3.1). Comprehensive Plan, pp. 24, 26. Finally, it will "support the community by encouraging development that expands opportunities for people who live and work in Greeley" (Comprehensive Plan Objective GC-2.2). Comprehensive Plan, p. 44. Importantly, development of the properties subject to Annexation Nos. 9-15 will be served by adequate public facilities and services by Greeley (Comprehensive Plan Goal IN-1). Comprehensive Plan, p. 62.

The request complies with this criterion.

2. **The proposal can fulfill the intent of the zoning district considering the relationship to surrounding areas.**

Staff Comment: Per Code Table 24-4-1, the Conservation District is "intended to provide a zoning classification for commercial mineral deposits, the floodway, farming, parks and permanent open space. It is a non-development district that can provide productive uses without significant building and infrastructure investment, or generates value to surrounding development through ecological, recreation, or aesthetic services on the land." The properties comprising Annexation Nos. 1-8 are primarily located adjacent to the Cache La Poudre River, with portions also located within the flood zone. These properties will remain largely undeveloped, except for potential public infrastructure improvements. Zoning these properties within the Conservation District will further the intent of the Conservation District by ensuring the land remains largely undeveloped, protecting the natural environment and habitat along the Cache La Poudre River, and providing ecological, recreation, and aesthetic benefits to neighboring, developed properties.

Per Code Table 24-4-1 the Industrial High Intensity zoning district "provides for the broadest scope of manufacturing

and distribution uses that are not compatible with residential or commercial activity due to the scale, operation, intensity or impacts of activities, or due to the high level of transportation access and support infrastructure required of the business." The applicant has previously developed portions of the properties comprising Annexation Nos. 9-15 in accordance with the existing I-1 (Light Industrial) zone district in the County. Zoning these properties within Greeley's Industrial High Intensity zoning district will align with the existing development on the properties, complement the existing industrial zoning and development of neighboring properties, and allow for future industrial development compatible with surrounding properties that will generate employment opportunities and taxes in Greeley, all of which will further the intent of the Industrial Hight Intensity zoning district.

The request 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: As discussed above, C.R.S. Section 31-12-115 and Code Section 24-214.c.4 require Greeley zone the subject property after annexation to Greeley. The zoning of the properties will advance the public interest by ensuring the protection of natural habitat and floodways along the Cache La Poudre River, while encouraging industrial development within a heavy industrial area.

The request complies with this criterion.

4. **Whether the existing zoning been in place for a substantial time without development, and if this indicates the existing zoning is inappropriate given development trends in the vicinity.**

Staff Comment: The properties' existing industrial zoning dates back to the 1970s. Portions of the properties have developed in accordance with the existing I-1 (Light

Industrial) zone district in the County. Industrial development and operations continue to thrive on the properties to the north, east, and west of the subject property, indicating that the proposed Industrial High Intensity zoning for the properties subject to Annexation Nos. 9-15 is appropriate. The properties subject to Annexation Nos. 1-8 are undeveloped and will remain primarily undeveloped given the proximity to the Cache La Poudre River. As such, the proposed Conservation District for these properties is appropriate.

The request 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 Industrial High Intensity zoning for the properties subject to Annexation Nos. 9-15 enables development consistent in character with the existing industrial development on the subject property and surrounding industrial development. The surrounding land uses and zoning include:

- The properties to the north of the subject property are located within the Town of Windsor's Heavy Industrial, Limited Industrial, and Residential Mixed Use-Two zone districts. The northern properties subject to the Town of Windsor's Heavy Industrial and Limited Industrial zone districts are currently developed with industrial uses, while the properties subject to the Town of Windsor's Residential Mixed Use-Two zone district are currently undeveloped.
- The properties to the east of the subject property are primarily located within the Great Western Industrial Park, zoned within the Town of Windsor's Heavy Industrial zone district, and developed with a range of heavy industrial uses.
- The properties to the south of the subject property include the County's I-1 (Light Industrial) zone district

and the Town of Windsor's Recreation and Open Lands zone district along the Cache La Poudre River. Portions of the properties subject to the County's I-1 (Light Industrial) zone district are developed with a range of industrial uses, while the property along the Cache La Poudre River remains undeveloped.

- The properties to the west of the subject property are within the Town of Windsor's Residential Mixed Use-Two zone district and the County's I-1 (Light Industrial) zone district. The properties within the County's I-1 (Light Industrial) zone district are developed and utilized for industrial uses. The properties within the Residential Mixed Use-Two zone district are owned by an affiliate of the applicant. These properties are currently undeveloped. The applicant and its affiliate consider the proposed zoning of the subject property to the Industrial High Intensity zoning district consistent and compatible with the overall plan for development of the properties within the Residential Mixed Use-Two zone district.

High Intensity zoning district are improved with streets, buildings, and other infrastructure compatible and c omplementary with the industrial uses and development surrounding the subject property. As portions of the subject property are developed and/or redeveloped in accordance with the Industrial High Intensity zoning district in Greeley, the design of streets, buildings, civic spaces, and provision of open space will comply with all applicable requirements of the Code and Industrial High Intensity zoning district.

The request 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: Adequate public services and facilities are or will be available to support the development expected to result from the proposed annexation and zoning of the subject property. Greeley currently provides extraterritorial

treated water service to the subject property pursuant to the Outside of City Treated Water Service Agreement dated February 5, 2020 by and between Greeley and Windsor Renewal I, LLC. The Town of Windsor provides wastewater service to the subject property, while all stormwater drainage is privately managed onsite. Following annexation, the applicant anticipates that Greeley will continue to provide treated water and will replace Windsor as the wastewater service provider.

In connection with future development of the properties subject to the annexations, the applicant or owner will adhere to all development impact fee requirements set forth in Title 6, Chapter 15 of the Code to ensure there are sufficient police, fire, park, trails, storm drainage, and transportation services and facilities available to serve the property. Further details about the provision of services and facilities will be set forth in the future Annexation and Development Agreement between the applicant and Greeley.

The request 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 noted above, the need to rezone the subject property stems from the annexation of the subject property to Greeley. Upon the effective date of the annexation, the subject property's existing County zoning will no longer be applicable. While the annexation itself will serve a community need by expanding Greeley's westerly boundary, making way for future annexations, and thereby increasing Greeley's tax and revenue base, the proposed zoning also positively impacts the community.

The proposed Conservation District zoning for the properties subject to Annexation Nos. 1-8 will provide a community need by ensuring the land remains largely undeveloped,

protecting the natural environment and habitat along the Cache La Poudre River, providing ecological, recreation, and aesthetic benefits to neighboring, developed properties, and buffering the industrial area from lower intensity uses.

The proposed Industrial High Intensity zoning for the properties subject to Annexation Nos. 9-15 is generally consistent with the existing County zoning but provides more opportunities for industrial development, which will in turn allow additional job creation within Greeley. The development of industrial and heavy industrial sites within Greeley will provide a range of job opportunities for the citizens of Greeley and expand Greeley's sales tax and revenue base.

The request complies with this criterion.

8. **Any reasonably anticipated negative impacts on the area or adjacent property either are mitigated by sound planning, design and engineering practices or are outweighed by broader public benefits to the surrounding community.**

Staff Comment: Since the properties proposed to be zoned within the Conservation District will remain largely undeveloped, no negative impacts on the area or adjacent properties are anticipated.

Portions of the properties proposed to be zoned within the Industrial High Intensity zoning district are already developed with industrial uses and surrounded by other heavy industrial uses in and around the Great Western Industrial Park. The proposed zoning is appropriate for this heavy industrial park and will ensure similar uses are grouped together to allow for shared infrastructure, which is consistent with sound planning, design, and engineering practices. The property proposed to be zoned Conservation District will provide a buffer to help mitigate negative impacts from the Great Western Industrial Park on properties to the south. The prospect of additional employment opportunities and increase to Greeley's sales tax and revenue

base provide a public benefit that outweighs any existing or anticipated negative impacts.

The request 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.

This request complies with this criterion.

F. PHYSICAL SITE CHARACTERISTICS

1. SUBDIVISION HISTORY

The parcels included in the annexation applications are currently unsubdivided in unincorporated Weld County. Parcel 1 – Metes & Bounds, Parcel 2 – LOT A AMD REC EXEMPT 1AMNDT, Rec. No. 20120013, Parcel 3 – LOT B AMD REC EXEMPT 1 AMNDT, Rec. No. 20120013, Parcel 4 – LOT B REC EXEMPT, Rec. No. X190079, Parcel 5 and other land area legally described, no subdivision applicable.

2. HAZARDS

According to the Department of Natural Resources Energy & Carbon Management Commission (ECMC), the annexation area contains multiple plugged & abandoned wells and active oil and gas wells throughout the site. The oil and gas activity was previously entitled by Weld County. Other than the Poudre River area, there are not any steep slopes or topographical hazards within the zoning area.

3. WILDLIFE

According to the City of Greeley's Areas of Ecological Significance map, the southern tail portion of the serial annexation area is located within both high and moderate areas of significance near the Poudre River. The areas along the Poudre River are of high significance, which are areas that contain significant natural features which could be severely and negatively compromised by development. This will need to be taken into consideration with any future development in the area. Any future development of the area would trigger reviews by Natural Areas and Colorado Parks and Wildlife for compliance.

4. FLOODPLAIN

The area south of Poudre Trail Drive is designated as 500 Year Floodplain, 100 Year Floodway, 100 Year Zone AE Floodplain. The area north of Poudre Trail Drive has portions designated as 100 Year Zone A Floodplain, 100 Year AE Floodplain, and 100 Year AO Floodplain. No new development is proposed currently. Any future development would need to comply with all floodway and floodplain mitigation and permitting standards.

5. DRAINAGE AND EROSION

A large portion of the subject area is undeveloped with drainage patterns expected to match existing conditions. Any existing development within the annexation area is expected to match existing drainage and erosion conditions. However, drainage patterns and required stormwater infrastructure and detention would be examined in greater detail through further development applications and the subsequent permitting processes.

6. TRANSPORTATION

No right-of-way is proposed with this zoning. All existing traffic conditions are expected to continue as they are currently operating. No impact to City of Greeley traffic or transportation infrastructure to result as part of this zoning. Upon future development, transportation and traffic impacts will be evaluated and reviewed in conjunction with neighboring jurisdictions.

G. SERVICES

1. WATER

The site is currently on City of Greeley water infrastructure. The City of Greeley Water and Sewer department provided a “will serve” letter describing how city water services will serve the property.

2. SANITATION

The City of Greeley Water and Sewer department provided a “will serve” letter describing how city water services will serve the property area. The City of Greeley Water and Sewer Dhas plans for how to service this area with sanitary sewer infrastructure. Connection to the City of Greeley's western sewer basin will require participation in the General Improvement District that is being created to fund infrastructure improvements in the region.

3. EMERGENCY SERVICES

The City of Greeley Fire Department (GFD) has provided a “will-serve” letter stating they have ample capacity to provide fire services to the subject area. GFD has been working with Windsor-Severance Fire on terms for servicing the site.

Greeley Fire Station #6 is the nearest Greeley station, approximately 2.6 miles from the site.

The City of Greeley Police Department would also serve this area with the completion of the annexation. Greeley Police has also provided a "will-serve" letter committing to providing police services to the zoning area.

4. PARKS/OPEN SPACES

The site includes a portion of the Poudre River Trail on the southern tail portion of the annexation area. The zoning area south of Poudre Trail Drive will remain conservation and natural area lands. No development is proposed to trigger park/trail/open space requirements currently. Parks/Natural Areas accepted their review of this proposal.

5. SCHOOLS

The annexation area is served by the Windsor – Severance (RE-4) school district. There are no residential uses within the annexation area and no future residential uses proposed at this time that would impact schools.

H. NEIGHBORHOOD IMPACTS

1. VISUAL

The annexation would not create any visual impact on the surrounding neighborhood. There are no residential uses on or within reasonable proximity to the annexation area. Potential impacts would be reviewed at time of future development.

2. NOISE

Staff does not anticipate that the proposed annexation would create any significant increase in noise. Potential impacts would be reviewed at time of future development.

I. NOTIFICATION:

A website notice was also published to the City of Greeley website. A total of 28 mailed letters were sent on 4/17/2026 to property owners within 1,000' of the subject area. Staff has not received any letters from the public.

J. PLANNING COMMISSION RECOMMENDED MOTION (APPROVAL):

Based on the application received and the preceding analysis, the Planning Commission finds that the request for an establishment of zoning meets the approval criteria found in

Section 24-204.b.(1-9) and recommends approval of the establishment of zoning to City Council.

K. PLANNING COMMISSION ALTERNATIVE MOTION (DENIAL):
Based on the application received and the preceding analysis, the Planning Commission finds that the request for an establishment of zoning does not meet the approval criteria found in Section 24-204.b.(1-9) and recommends denial of the establishment of zoning to City Council.

Redland
WHERE GREAT PLACES BEGIN
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1500 West Canal Court
Littleton, Colorado 80120
REDLAND.COM

March 18, 2026

Mr. Don Threewit, AICP
City of Greeley
1100 10th Street
Greeley, CO 80631

Re: Great Western Industrial Park – Establishment of Zoning Project Narrative

On behalf of the property owners Windsor Renewal I, LLC and GWIP LLC, an Establishment of Zoning is requested for the approximately 325 acres of land proposed for annexation into the City of Greeley ("**Greeley**") known as the Great Western Industrial Park Serial Annexation Nos. 1-15 (each, an "**Annexation No.**") and further described in Project Nos. ANX2025-0004, ANX2025-0005, ANX2025-0006, ANX2025-0007, ANX2025-0008, ANX2025-0009, ANX2025-0010, ANX2025-0011, ANX2025-0012, ANX2025-0014, ANX2025-0015, ANX2025-0016, ANX2025-0017, ANX2025-0018, and ANX2025-0019. The subject property is located and zoned within unincorporated Weld County ("**County**"), primarily within the County's I-1 (Light Industrial) zone district. A Parcel Summary for each existing parcel, including details of the address/parcel number, acreage, existing and proposed zoning and land use, etc., is included with this application.

Title 31, Article 12 of the Colorado Revised Statute requires that land annexed into a municipality must be brought under the municipality's zoning ordinance within 90 days of the annexation ordinance's effective date. The land comprising Annexation Nos. 1-8 is proposed to be zoned Conservation District (C-D), while the land comprising Annexations Nos. 9-15 is proposed to be zoned Industrial High Intensity (I-H) per the City of Greeley Development Code ("**Code**").

Per Code Section 24-214.c.4, Greeley processes the initial zoning of annexed property as a rezoning pursuant to the requirements set forth in Code Section 24-204. The establishment of zoning for the properties subject to Annexations Nos. 1-15 is consistent with the rezoning review criteria set forth in Code Section 24-204.b as follows:

Code § 24-204.b.1. The proposal is in accordance with the goals and objectives of the comprehensive plan and any other plan, policy or guidance adopted pursuant to that plan.

Imagine Greeley Comprehensive Plan's ("**Comprehensive Plan**") Land Use Guidance Map does not currently include the subject property. However, Greeley's Three-Mile Plan was recently updated to establish land uses for potential areas for annexation beyond the existing growth boundaries. The Three-Mile Plan proposes future land uses of Parks, Open Spaces, and Natural Areas for much of the subject property comprising Annexation Nos. 1-8 and Commercial, Employment, and Industrial for the portions of the subject property comprising Annexation Nos. 9-15.

The Comprehensive Plan indicates an annexation should show it meets its identified goals and objectives and 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" (Objective GC-1.5). Comprehensive Plan, p. 43. Annexation of the properties is consistent with this stated objective, and inclusion into Greeley addresses numerous components of the Comprehensive Plan.

The proposed zoning of the properties comprising Annexation Nos. 1-8 within the Conservation District is consistent with the guidance set forth in the Three-Mile Plan and Comprehensive Plan. The proposed Conservation District zoning furthers the Comprehensive Plan's goals and policies to ensure these properties located along the Cache La Poudre River will remain primarily undeveloped. The proposed zoning will advance Comprehensive Plan Objective NR-3.5 Preservation of Natural Area, which seeks to "protect important natural areas, native wildlife habitat, vistas, and other significant or environmentally sensitive lands" and "develop mechanisms to ensure that natural areas are preserved as development occurs." Comprehensive Plan, p. 70. Because a good portion of the properties comprising Annexation Nos. 1-8 are located within the floodway, designating the properties for uses that are not associated with development is also aligned with Objective PS-1.1 to prohibit development in the floodway. Comprehensive Plan, p. 78.

The proposed zoning of the properties comprising Annexation Nos. 9-15 within the Industrial High Intensity zoning district is consistent with the guidance set forth in the Three-Mile Plan and a number of important goals and policies set forth in the Comprehensive Plan that seek to promote economic development within Greeley. The Comprehensive Plan calls for the expansion of the Long Range Expected Growth Area, and particularly, Comprehensive Plan Objective GC-1.4 states that "growth north of the Cache la Poudre River is desirable and efforts should be proactively pursued." Comprehensive Plan, p. 42. The proposed zoning of the subject properties to the Industrial High Intensity zoning district will allow for industrial development within Greeley that will in turn create a wide range of employment opportunities for Greeley citizens and generate tax and other revenue sources for Greeley. The proposed zoning furthers the Comprehensive Plan's economic development and growth related goals and objectives seeking to "promote a healthy, progressive, and competitive local economy" (Comprehensive Plan Goal ED-1), support "desired economic sectors and a diverse local economy" (Comprehensive Plan Goal ED-2), and attract and maintain "an employed, skilled, and adaptable workforce" (Comprehensive Plan Goal ED-3). Comprehensive Plan, pp. 24-26.

In addition, zoning the property within the Industrial High Intensity zoning district will further the Comprehensive Plan's goals of providing a strategic location "for business and industry on the Land Use Guidance map" (Comprehensive Plan Objective ED-2.6), encouraging a growing tax base (Comprehensive Plan Objective ED-1.2) and diverse employment base that assures "stability in times of economic change" (Comprehensive Plan Objective ED-1.4), and providing economic opportunities and jobs that are inclusive of and attract a diverse workforce (Comprehensive Plan Objective ED-3.1). Comprehensive Plan, pp. 24, 26. Finally, it will "support the community by encouraging development that expands opportunities for people who live and work in Greeley" (Comprehensive Plan Objective GC-2.2). Comprehensive Plan, p. 44. Importantly, development of the properties subject to Annexation Nos. 9-15 will be

served by adequate public facilities and services by Greeley (Comprehensive Plan Goal IN-1). Comprehensive Plan, p. 62.

Code § 24-204.b.2. The proposal can fulfill the intent of the zoning district considering the relationship to surrounding areas.

Per Code Table 24-4-1, the Conservation District is "intended to provide a zoning classification for commercial mineral deposits, the floodway, farming, parks and permanent open space. It is a non-development district that can provide productive uses without significant building and infrastructure investment, or generates value to surrounding development through ecological, recreation, or aesthetic services on the land." The properties comprising Annexation Nos. 1-8 are primarily located adjacent to the Cache La Poudre River, with portions also located within the flood zone. These properties will remain largely undeveloped, but for potential public infrastructure improvements. Zoning these properties within the Conservation District will further the intent of the Conservation District by ensuring the land remains undeveloped, protecting the natural environment and habitat along the Cache La Poudre River, and providing ecological, recreation, and aesthetic benefits to neighboring, developed properties.

Per Code Table 24-4-1 the Industrial High Intensity zoning district "provides for the broadest scope of manufacturing and distribution uses that are not compatible with residential or commercial activity due to the scale, operation, intensity or impacts of activities, or due to the high level of transportation access and support infrastructure required of the business." The applicant has previously developed portions of the properties comprising Annexation Nos. 9-15 in accordance with the existing I-1 (Light Industrial) zone district in the County. Zoning these properties within Greeley's Industrial High Intensity zoning district will align with the existing development on the properties, complement the existing industrial zoning and development of neighboring properties, and allow for future industrial development compatible with surrounding properties that will generate employment opportunities and taxes in Greeley, all of which will further the intent of the Industrial Hight Intensity zoning district.

Code § 24-204.b.3. Whether the area changed, or is it changing to such a degree that it is in the public interest to rezone the subject property to encourage development or redevelopment of the area.

The subject property's annexation to Greeley constitutes a significant change that warrants a rezoning. As discussed above, C.R.S. Section 31-12-115 and Code Section 24-214.c.4 require Greeley zone the subject property in connection with annexation to Greeley. The rezoning of the properties will advance the public interest by ensuring the protection of natural habitat and floodways along the Cache La Poudre River, while encouraging industrial development within a heavy industrial area.

Code § 24-204.b.4. Whether the existing zoning's been in place for a substantial time without development, and if this indicates the existing zoning is inappropriate given development trends in the vicinity.

The properties' existing industrial zoning dates back to the 1970s. The applicant has developed portions of the properties in accordance with the existing I-1 (Light Industrial) zone district in the County. Industrial development and operations continue to thrive on the properties to the north, east, and west of the subject property, indicating that the proposed Industrial High Intensity zoning for the properties subject to Annexation Nos. 9-15 is appropriate. The properties subject to Annexation Nos. 1-8 are undeveloped and will remain primarily undeveloped given the proximity to the Cache La Poudre River. As such, the proposed Conservation District for these properties is appropriate.

Code § 24-204.b.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.

The proposed Industrial High Intensity zoning for the properties subject to Annexation Nos. 9-15 enables development consistent in character with the existing industrial development on the subject property and surrounding industrial development. The surrounding land uses and zoning include:

- The properties to the north of the subject property are located within the Town of Windsor's Heavy Industrial, Limited Industrial, and Residential Mixed Use-Two zone districts. The northern properties subject to the Town of Windsor's Heavy Industrial and Limited Industrial zone districts are currently developed with industrial uses, while the properties subject to the Town of Windsor's Residential Mixed Use-Two zone district are currently undeveloped.

- The properties to the east of the subject property are primarily located within the Great Western Industrial Park, zoned within the Town of Windsor's Heavy Industrial zone district, and developed with a range of heavy industrial uses.

- The properties to the south of the subject property include the County's I-1 (Light Industrial) zone district and the Town of Windsor's Recreation and Open Lands zone district along the Cache La Poudre River. Portions of the properties subject to the County's I-1 (Light Industrial) zone district are developed with a range of industrial uses, while the property along the Cache La Poudre River remains undeveloped.

- The properties to the west of the subject property are within the Town of Windsor's Residential Mixed Use-Two zone district and the County's I-1 (Light Industrial) zone district. The properties within the County's I-1 (Light Industrial) zone district are developed and utilized for industrial uses. The properties within the Residential Mixed Use-Two zone district are owned by an affiliate of the applicant. These properties are currently undeveloped. The applicant and its affiliate consider the proposed zoning of the subject property to the Industrial High Intensity zoning district consistent and

compatible with the overall plan for development of the properties within the Residential Mixed Use-Two zone district.

The proposed Conservation District zoning for the properties subject to Annexation Nos. 1-8 will complement the undeveloped property south of the subject property and along the Cache La Poudre River to ensure this portion of the subject property remains primarily undeveloped and provide a buffer from lower intensity uses south of the subject property.

The properties comprising Annexation Nos. 9-15 and proposed to be zoned within the Industrial High Intensity zoning district are improved with streets, buildings, and other infrastructure compatible and complementary with the industrial uses and development surrounding the subject property. As portions of the subject property are developed and/or redeveloped in accordance with the Industrial High Intensity zoning district in Greeley, the design of streets, buildings, civic spaces, and provision of open space will comply with all applicable requirements of the Code and Industrial High Intensity zoning district.

Code § 24-204.b.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.

Adequate public services and facilities are or will be available to support the development expected to result from the proposed annexation and zoning of the subject property. Greeley currently provides extraterritorial treated water service to the subject property pursuant to the Outside of City Treated Water Service Agreement dated February 5, 2020 by and between Greeley and Windsor Renewal I, LLC. The Town of Windsor provides wastewater service to the subject property, while all stormwater drainage is privately managed onsite. Following annexation, the applicant anticipates that Greeley will continue to provide treated water and will replace Windsor as the wastewater service provider.

In connection with future development of the properties subject to the annexations, the applicant or owner will adhere to all development impact fee requirements set forth in Title 6, Chapter 15 of the Code to ensure there are sufficient police, fire, park, trails, storm drainage, and transportation services and facilities available to serve the property. Further details about the provision of services and facilities will be set forth in the future Annexation and Development Agreement between the applicant and Greeley.

Code § 24-204.b.7. The change will serve a community need, provide an amenity or accommodate development that is not possible under the current zoning or that was not anticipated at the time of the initial zoning of the property, making the proposed zoning more appropriate than the current zoning.

As noted above, the need to rezone the subject property stems from the annexation of the subject property to Greeley. Upon the effective date of the annexation, the subject property's existing County zoning will no longer be applicable. While the annexation itself will serve a community need by expanding Greeley's westerly boundary, making way for future annexations, and thereby increasing Greeley's tax and revenue base, the proposed zoning also positively impacts the community.

The proposed Conservation District zoning for the properties subject to Annexation Nos. 1-8 will provide a community need by ensuring the land remains largely undeveloped, protecting the natural environment and habitat along the Cache La Poudre River, providing ecological, recreation, and aesthetic benefits to neighboring, developed properties, and buffering the industrial area from lower intensity uses.

The proposed Industrial High Intensity zoning for the properties subject to Annexation Nos. 9-15 is generally consistent with the existing County zoning but provides more opportunities for industrial development, which will in turn allow additional job creation within Greeley. The development of industrial and heavy industrial sites within Greeley will provide a range of job opportunities for the citizens of Greeley and expand Greeley's sales tax and revenue base.

Code § 24-204.b.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.

Since the properties proposed to be zoned within the Conservation District will remain largely undeveloped, no negative impacts on the area or adjacent properties are anticipated.

Portions of the properties proposed to be zoned within the Industrial High Intensity zoning district are already developed with industrial uses and surrounded by other heavy industrial uses in and around the Great Western Industrial Park. The proposed zoning is appropriate for this heavy industrial park and will ensure similar uses are grouped together to allow for shared infrastructure, which is consistent with sound planning, design, and engineering practices. The property proposed to be zoned Conservation District will provide a buffer to help mitigate negative impacts from the Great Western Industrial Park on properties to the south. The prospect of additional employment opportunities and increase to Greeley's sales tax and revenue base provide a public benefit that outweighs any existing or anticipated negative impacts.

Code § 24-204.b.9. The recommendations of professional staff or advisory review bodies.

Based on the information available as of the date of this submittal, the applicant is not aware of any recommendations of professional staff or advisory review bodies that would be inconsistent with the proposed zoning of the subject property.

GREAT WESTERN INDUSTRIAL PARK ESTABLISHMENT OF ZONING

LOCATED IN THE WEST HALF OF SECTION 26, THE EAST HALF OF SECTION 27, THE SOUTH HALG OF THE SOUTHEAST QUARTER OF SECTION 34 AND THE WEST HALF OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN COUNTY OF WELD, STATE OF COLORADO

325.63 ACRES
PROJECT NUMBER: ZON2026-0001

LEGAL DESCRIPTION

SEE SHEET 2 HEREIN.

INTENT STATEMENT

TO ESTABLISH ZONING FOR THE GREAT WESTERN INDUSTRIAL PARK IN CONJUNCTION WITH ANNEXATION INTO THE CITY OF GREELEY. THE SUBJECT PROPERTY IS PARTIALLY DEVELOPED WITH INDUSTRIAL LAND USES; ZONE PARCEL A IS PROPOSED TO BE ZONED INDUSTRIAL-HIGH INTENSITY (I-H) PER THE CITY OF GREELEY DEVELOPMENT CODE WHICH IS CONSISTENT WITH THE SITE'S EXISTING LAND USES. ZONE PARCEL B IS PROPOSED TO BE ZONED CONSERVATION DISTRICT (C-D); THIS PORTION OF THE SITE IS ENCUMBERED BY FLOODPLAIN AND WILL BE UTILIZED FOR OPEN SPACE.

CITY OF GREELEY REZONING 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 TISES PLANS ARE TIED TO A NAVD 88 DATUM.

PROJECT TEAM

OWNER 1:
WINDSOR RENEWAL I, LLC
252 CLAYTON STREET
DENVER, CO 80206
CONTACT: MARC SAVELA
EMAIL: MSAVELA@BROEREALESTATE.COM

OWNER 2:
GWIP, LLC
252 CLAYTON STREET
DENVER, CO 80206
CONTACT: MARC SAVELA
EMAIL: MSAVELA@BROEREALESTATE.COM

APPLICANT:
BROE REAL ESTATE SERVICES, LLC
252 CLAYTON STREET
DENVER, CO 80206
CONTACT: MARC SAVELA
EMAIL: MSAVELA@BROEREALESTATE.COM

CIVIL ENGINEER / PLANNER
REDLAND
1500 WEST CANAL COURT
LITTLETON, COLORADO 80120
TEL: (720) 283-6783
CONTACT: TRAVIS FRAZIER, P.E.
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SURVEYOR:
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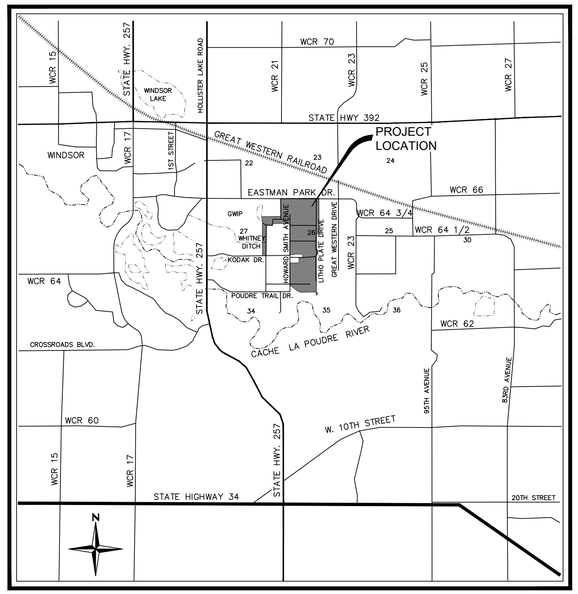
300 EAST MINERAL AVE, SUITE 1
LITTLETON, COLORADO 80122
CONTACT: JIM LYNCH
EMAIL: JLYNCH@AZTECCONSULTANTS.COM



VICINITY MAP
SCALE: 1" = 5000'

Sheet List Table	
Sheet Number	Sheet Title
1 OF 12	COVER SHEET
2 OF 12	LEGAL DESCRIPTION
3 OF 12	EXISTING CONDITIONS
4 OF 12	EXISTING CONDITIONS
5 OF 12	EXISTING CONDITIONS
6 OF 12	EXISTING CONDITIONS
7 OF 12	EXISTING CONDITIONS
8 OF 12	ZONING SUITABILITY MAP
9 OF 12	PROJECT BOUNDARY MAP
10 OF 12	PROJECT BOUNDARY MAP
11 OF 12	PROJECT BOUNDARY MAP
12 OF 12	PROJECT BOUNDARY MAP

CERTIFICATION

OWNER DEDICATION STATEMENT

DEDICATION STATEMENT:

I, _____, BEING THE SOLE OWNER(S) IN FEE OF _____ (AS OWNER OF THE SUBJECT PROPERTY DESCRIBED HEREIN), WELD COUNTY, COLORADO, SHOWN ON THE ATTACHED MAP AS EMBRACED WITHIN THE HEAVY EXTERIOR LINES THEREON, HAS (HAVE) SUBDIVIDED THE SAME INTO LOTS AND BLOCKS (OR BUILDING ENVELOPES) AS SHOWN ON THE ATTACHED MAP; AND DOES (DO) HEREBY SET ASIDE SAID PORTION OR TRACT OF LAND AND DESIGNATE THE SAME (NAME OF SUBDIVISION AND STATEMENT THAT IS A SUBDIVISION OR ADDITION TO THE CITY OF GREELEY, WELD COUNTY, COLORADO); AND DOES (DO) DEDICATE TO THE PUBLIC, THE STREETS AND ALL EASEMENTS OVER AND ACROSS SAID LOTS (OR BUILDING ENVELOPES) AT LOCATIONS SHOWN ON SAID MAP; AND DOES (DO) FURTHER CERTIFY THAT THE WIDTH OF SAID STREETS, THE DIMENSIONS OF THE LOTS AND BLOCKS (OR BUILDING ENVELOPES) AND THE NAMES AND NUMBERS THEREOF ARE CORRECTLY DESIGNATED UPON SAID MAP.

_____ _____
SIGNATURE OF OWNER DATE

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, A.D. _____.

STATE OF COLORADO)
CITY OF GREELEY)
WELD COUNTY)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20_____.
MY COMMISSION EXPIRES: _____.
WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

SURVEYOR CERTIFICATION BLOCK

CERTIFICATE AND SEAL OF REGISTERED LAND SURVEYOR:

THAT I, _____, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THIS LAND, INCLUDING ALL EXISTING RIGHTS-OF-WAY AND EASEMENTS,AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION, IN ACCORDANCE WITH THE REGULATIONS OF THE STATE OF COLORADO.

REGISTERED LAND SURVEYOR

(SEAL)
REGISTRATION NUMBER _____

COMMUNITY DEVELOPMENT DIRECTOR

_____ _____
DIRECTOR OF COMMUNITY DEVELOPMENT DATE

PLANNING COMMISSION RECOMMENDATION

☐ RECOMMENDED / ☐ NOT RECOMMENDED BY THE CITY OF GREELEY PLANNING COMMISSION, THIS _____ DAY OF _____, 20____.

CITY COUNCIL APPROVAL

APPROVED BY THE CREELEY CITY COUNCIL ON THIS _____ DAY OF _____, 20____.

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REDLAND.COM
▪ Land Planning ▪ Civil Engineering ▪ Landscape Architecture ▪ Construction Management

NOT FOR CONSTRUCTION

NOTES

DATE	NO.	NOTES
03/18/2026	1	FIRST SUBMITTAL
05/18/2026	2	SECOND SUBMITTAL

PROJECT NO. 250030.20

GREAT WESTERN INDUSTRIAL PARK
CENTRAL CAMPUS
ESTABLISHMENT OF ZONING
COVER SHEET

SHEET
1 OF 12

I:\2016\16003 - Great Western Industrial Park\CAD\Sheet Sets\250030 - Windsor Renewal - Central Campus\250030_GWIP Rezone - Cover Sheet.dwg tab: COVER SHEET May 18, 2026 - 4:41pm tfrazier

LEGAL DESCRIPTION

A PARCEL OF LAND BEING PART OF SECTIONS TWENTY-SIX (26), TWENTY-SEVEN (27), THIRTY-FOUR (34) AND THIRTY-FIVE (35) OF TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH P.M., AND ASSUMING THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION AS NORTH 89°44'23" EAST, 1,321.39 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26, SOUTH 00°31'48" EAST, A DISTANCE OF 65.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF EASTMAN PARK DRIVE AND THE **POINT OF BEGINNING**

THENCE NORTH 89°44'29" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 2,639.85 FEET;
THENCE SOUTH 00°25'27" EAST, A DISTANCE OF 2,475.57 FEET;
THENCE SOUTH 89°38'04" WEST, A DISTANCE OF 188.86 FEET;
THENCE SOUTH 00°00'16" EAST, A DISTANCE OF 1,011.32 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 139.50 FEET;
THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36°06'20", AN ARC LENGTH OF 87.91 FEET;
THENCE SOUTH 36°06'36" EAST, A DISTANCE OF 81.95 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 116.50 FEET;
THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°45'38", AN ARC LENGTH OF 72.71 FEET;
THENCE SOUTH 00°20'58" EAST, A DISTANCE OF 82.42 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 130.50 FEET;
THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°14'46", AN ARC LENGTH OF 57.50 FEET;
THENCE SOUTH 24°53'16" WEST, A DISTANCE OF 220.29 FEET;
THENCE SOUTH 00°04'30" EAST, A DISTANCE OF 3,158.79 FEET;
THENCE SOUTH 89°33'55" WEST, A DISTANCE OF 683.57 FEET;
THENCE NORTH 45°45'52" WEST, A DISTANCE OF 51.68 FEET;
THENCE NORTH 65°08'39" WEST, A DISTANCE OF 141.98 FEET;
THENCE NORTH 79°35'55" WEST, A DISTANCE OF 120.70 FEET;
THENCE SOUTH 85°02'02" WEST, A DISTANCE OF 57.59 FEET;
THENCE SOUTH 61°24'18" WEST, A DISTANCE OF 48.97 FEET;
THENCE SOUTH 34°05'31" WEST, A DISTANCE OF 124.67 FEET;
THENCE SOUTH 54°26'22" WEST, A DISTANCE OF 199.22 FEET;
THENCE SOUTH 40°32'55" WEST, A DISTANCE OF 159.44 FEET;
THENCE SOUTH 04°13'04" WEST, A DISTANCE OF 266.14 FEET;
THENCE SOUTH 16°46'02" EAST, A DISTANCE OF 85.59 FEET;
THENCE SOUTH 46°16'25" EAST, A DISTANCE OF 193.43 FEET;
THENCE SOUTH 75°23'08" EAST, A DISTANCE OF 51.85 FEET;
THENCE SOUTH 49°11'32" EAST, A DISTANCE OF 55.89 FEET;
THENCE SOUTH 00°14'40" WEST, A DISTANCE OF 113.71 FEET;
THENCE SOUTH 16°13'30" WEST, A DISTANCE OF 94.18 FEET;
THENCE SOUTH 24°37'27" EAST, A DISTANCE OF 150.24 FEET;
THENCE SOUTH 14°48'00" WEST, A DISTANCE OF 131.45 FEET;
THENCE SOUTH 35°04'55" WEST, A DISTANCE OF 218.40 FEET;
THENCE SOUTH 59°01'01" WEST, A DISTANCE OF 61.48 FEET;
THENCE SOUTH 39°25'13" WEST, A DISTANCE OF 141.35 FEET;
THENCE SOUTH 50°40'48" WEST, A DISTANCE OF 249.50 FEET;
THENCE SOUTH 70°20'40" WEST, A DISTANCE OF 81.99 FEET;
THENCE SOUTH 84°13'05" WEST, A DISTANCE OF 73.28 FEET;
THENCE SOUTH 29°52'21" EAST, A DISTANCE OF 41.57 FEET;
THENCE NORTH 85°42'16" WEST, A DISTANCE OF 418.34 FEET;
THENCE SOUTH 80°24'15" WEST, A DISTANCE OF 127.23 FEET;
THENCE SOUTH 58°40'04" WEST, A DISTANCE OF 68.14 FEET;
THENCE SOUTH 42°52'20" WEST, A DISTANCE OF 71.52 FEET;
THENCE SOUTH 31°18'44" WEST, A DISTANCE OF 192.28 FEET;
THENCE SOUTH 21°21'55" WEST, A DISTANCE OF 201.87 FEET;
THENCE SOUTH 36°05'31" WEST, A DISTANCE OF 64.50 FEET;
THENCE SOUTH 00°00'37" EAST, A DISTANCE OF 641.06 FEET;
THENCE NORTH 84°15'56" EAST, A DISTANCE OF 1,441.45 FEET;
THENCE SOUTH 87°18'49" EAST, A DISTANCE OF 2,180.12 FEET TO A POINT ON THE WESTERLY LIMITS OF GOLDEN TRIANGLE SECOND ANNEXATION;
THENCE SOUTH 09°08'30" EAST, ALONG SAID WESTERLY LIMITS, A DISTANCE OF 10.22 FEET;
THENCE NORTH 87°18'49" WEST, A DISTANCE OF 2,181.48 FEET;
THENCE SOUTH 84°15'55" WEST, A DISTANCE OF 1,451.76 FEET;
THENCE NORTH 00°00'37" WEST, A DISTANCE OF 655.37 FEET;

LEGAL DESCRIPTION, CONTINUED

THENCE NORTH 36°05'31" EAST, A DISTANCE OF 66.47 FEET;
THENCE NORTH 21°21'55" EAST, A DISTANCE OF 201.45 FEET;
THENCE NORTH 31°18'44" EAST, A DISTANCE OF 194.16 FEET;
THENCE NORTH 42°52'20" EAST, A DISTANCE OF 73.92 FEET;
THENCE NORTH 58°40'04" EAST, A DISTANCE OF 71.45 FEET;
THENCE NORTH 80°24'15" EAST, A DISTANCE OF 130.37 FEET;
THENCE SOUTH 85°42'16" EAST, A DISTANCE OF 400.68 FEET;
THENCE NORTH 29°52'21" WEST, A DISTANCE OF 38.70 FEET;
THENCE NORTH 84°12'49" EAST, A DISTANCE OF 87.68 FEET;
THENCE NORTH 70°20'24" EAST, A DISTANCE OF 79.04 FEET;
THENCE NORTH 50°40'32" EAST, A DISTANCE OF 246.78 FEET;THENCE NORTH 39°24'57" EAST, A DISTANCE OF 142.09 FEET;
THENCE NORTH 59°00'45" EAST, A DISTANCE OF 61.09 FEET;
THENCE NORTH 35°04'44" EAST, A DISTANCE OF 214.48 FEET;
THENCE NORTH 14°47'44" EAST, A DISTANCE OF 126.10 FEET;
THENCE NORTH 24°37'43" WEST, A DISTANCE OF 150.38 FEET;
THENCE NORTH 16°13'14" EAST, A DISTANCE OF 96.50 FEET;
THENCE NORTH 00°14'24" EAST, A DISTANCE OF 107.70 FEET;
THENCE NORTH 49°11'48" WEST, A DISTANCE OF 48.96 FEET;
THENCE NORTH 75°23'24" WEST, A DISTANCE OF 52.11 FEET;
THENCE NORTH 46°20'17" WEST, A DISTANCE OF 198.08 FEET;
THENCE NORTH 16°46'18" WEST, A DISTANCE OF 90.08 FEET;
THENCE NORTH 04°12'48" EAST, A DISTANCE OF 271.27 FEET;
THENCE NORTH 40°32'39" EAST, A DISTANCE OF 163.94 FEET;
THENCE NORTH 54°26'06" EAST, A DISTANCE OF 198.64 FEET;
THENCE NORTH 34°05'15" EAST, A DISTANCE OF 125.31 FEET;
THENCE NORTH 61°24'02" EAST, A DISTANCE OF 53.49 FEET;
THENCE NORTH 85°01'46" EAST, A DISTANCE OF 61.03 FEET;
THENCE SOUTH 79°36'11" EAST, A DISTANCE OF 123.32 FEET;
THENCE SOUTH 65°08'55" EAST, A DISTANCE OF 144.96 FEET;
THENCE SOUTH 45°46'08" EAST, A DISTANCE OF 49.35 FEET;
THENCE NORTH 89°33'55" EAST, A DISTANCE OF 669.42 FEET;
THENCE NORTH 00°04'30" WEST, A DISTANCE OF 652.73 FEET;
THENCE SOUTH 89°22'52" WEST, A DISTANCE OF 1,141.76 FEET;
THENCE NORTH 27°28'47" WEST, A DISTANCE OF 24.00 FEET;
THENCE NORTH 02°30'58" WEST, A DISTANCE OF 32.00 FEET;
THENCE SOUTH 87°29'02" WEST, A DISTANCE OF 40.00 FEET;
THENCE NORTH 17°47'29" WEST, A DISTANCE OF 30.00 FEET;
THENCE NORTH 88°43'06" WEST, A DISTANCE OF 92.00 FEET;
THENCE NORTH 51°25'47" WEST, A DISTANCE OF 589.95 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 115.00 FEET;
THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 50°51'48", AN ARC LENGTH OF 102.09 FEET;
THENCE NORTH 00°33'59" WEST, A DISTANCE OF 91.26 FEET;
THENCE NORTH 89°54'10" WEST, A DISTANCE OF 29.95 FEET;
THENCE NORTH 00°05'50" EAST, A DISTANCE OF 143.50 FEET;
THENCE NORTH 00°00'33" WEST, A DISTANCE OF 556.24 FEET;
THENCE NORTH 00°00'12" WEST, A DISTANCE OF 705.08 FEET;
THENCE NORTH 36°47'03" EAST, A DISTANCE OF 0.00 FEET;
THENCE NORTH 89°59'48" EAST, A DISTANCE OF 635.61 FEET;
THENCE NORTH 00°02'03" WEST, A DISTANCE OF 356.00 FEET;
THENCE NORTH 89°58'24" EAST, A DISTANCE OF 256.00 FEET;
THENCE NORTH 00°04'40" EAST, A DISTANCE OF 268.50 FEET;
THENCE SOUTH 89°55'01" WEST, A DISTANCE OF 619.50 FEET;
THENCE SOUTH 00°10'24" EAST, A DISTANCE OF 44.09 FEET;
THENCE NORTH 89°59'34" WEST, A DISTANCE OF 273.33 FEET;
THENCE NORTH 00°00'54" EAST, A DISTANCE OF 2,036.31 FEET;
THENCE NORTH 19°59'40" WEST, A DISTANCE OF 77.96 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 114.99 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 70°00'54" WEST;
THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 69°56'07", AN ARC LENGTH OF 140.36 FEET;
THENCE NORTH 89°55'01" WEST, A DISTANCE OF 1,055.40 FEET;
THENCE SOUTH 00°34'51" WEST, A DISTANCE OF 15.59 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 72.00 FEET;
THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°59'02", AN ARC LENGTH OF 113.08 FEET;

LEGAL DESCRIPTION, CONTINUED

THENCE NORTH 89°26'07" WEST, A DISTANCE OF 278.38 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 110.00 FEET;
THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°38'43", AN ARC LENGTH OF 174.03 FEET;
THENCE SOUTH 00°04'50" EAST, A DISTANCE OF 810.27 FEET;
THENCE SOUTH 89°35'09" WEST, A DISTANCE OF 3.21 FEET;
THENCE SOUTH 00°00'05" EAST, A DISTANCE OF 1,181.52 FEET;
THENCE NORTH 89°59'34" WEST, A DISTANCE OF 193.22 FEET;
THENCE SOUTH 79°01'28" WEST, A DISTANCE OF 50.70 FEET;
THENCE NORTH 00°27'05" WEST, A DISTANCE OF 2,664.89 FEET;
THENCE NORTH 89°27'41" EAST, A DISTANCE OF 1,305.16 FEET;
THENCE NORTH 00°31'48" WEST, A DISTANCE OF 1,256.25 FEET TO THE **POINT OF BEGINNING**.

EXCEPTING THEREFROM
SUBDIVISION EXEMPTION NO. SE-1099 RECORDED AT RECEPTION NO. 3455394 IN SAID RECORDS.
AND THAT PARCEL OF LAND DESCRIBED AS PARCEL RW-4 UNDER RECEPTION NUMBER 4565823 IN SAID RECORDS.

CONTAINING AN AREA OF 325.630 ACRES, (14,184,456

Redland
WHERE GREAT PLACES BEGIN
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NOT FOR CONSTRUCTION

DATE	NO.	NOTES

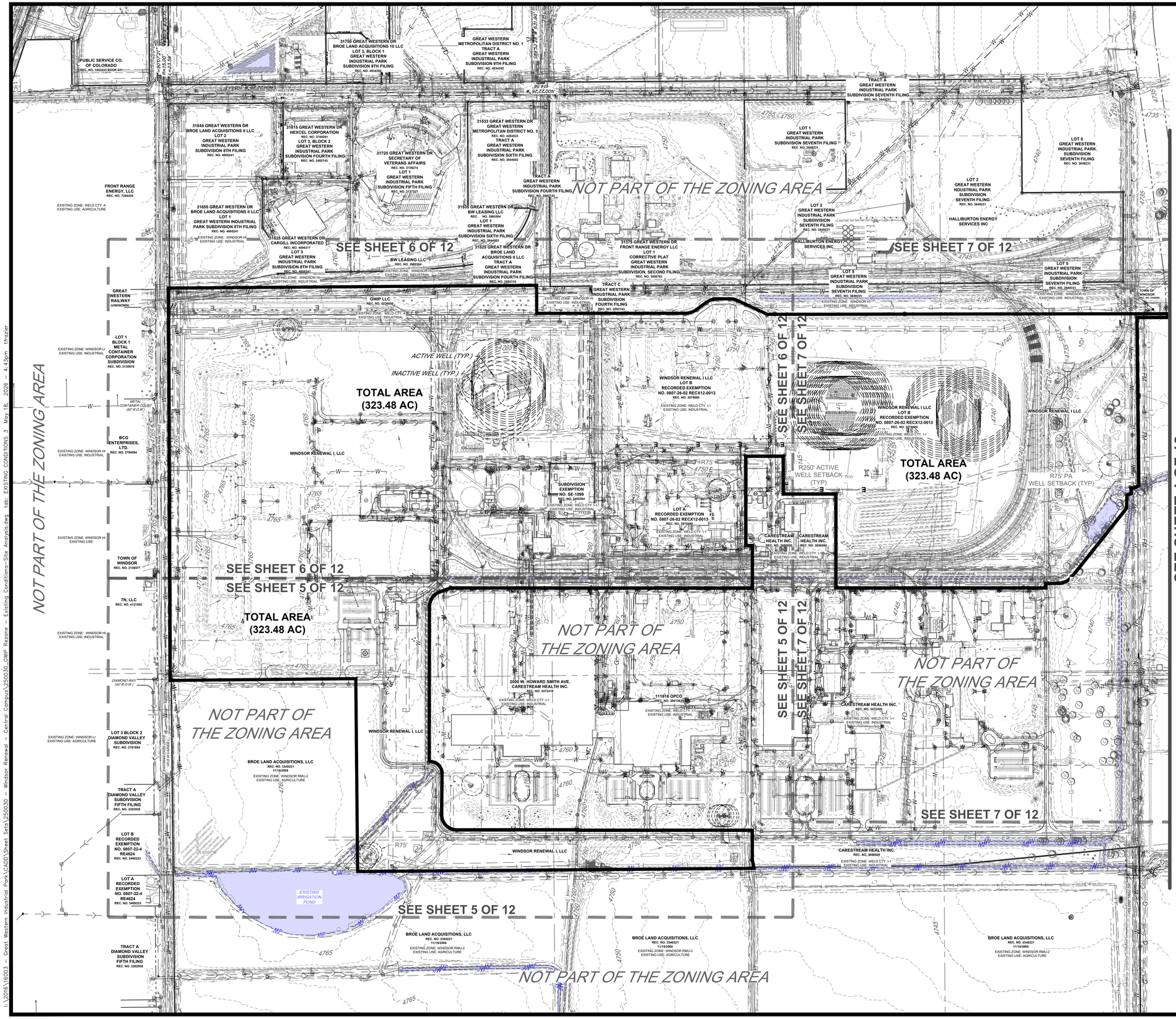
PROJECT NO. 25003.20

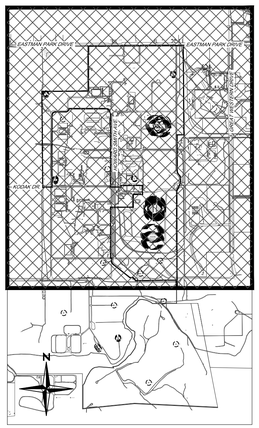
DATE	NO	NOTES
03/18/2026	1	FIRST SUBMITTAL
05/18/2026	2	SECOND SUBMITTAL

GREAT WESTERN INDUSTRIAL PARK
CENTRAL CAMPUS
ESTABLISHMENT OF ZONING
LEGAL DESCRIPTION

SHEET
2 OF 12

I:\2016\16003 - Great Western Industrial Park\CADD\Sheet Sets\250030 - Windsor Renewal - Central Campus\2 OF 12 LEGAL DESCRIPTION.dwg tab: LEGAL DESCRIPTION May 18, 2026 - 4:41pm tfrazier





KEYMAP
NOT TO SCALE

EXISTING LEGEND

- EXISTING PROPERTY LINE
- EXISTING R.O.W.
- EXISTING LOT LINE
- EXISTING EASEMENT
- SECTION LINE
- ROAD CENTERLINE
- EDGE OF PAVEMENT
- CURB AND GUTTER
- CONCRETE
- FENCE
- RETAINING WALL
- EXISTING WATERLINE
- EXISTING VALVE
- EXISTING METER
- EXISTING FIRE HYDRANT
- EXISTING WATER MANHOLE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- EXISTING FIBER LINE
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- NON AQUEOUS PHASE LIQUID
- ENHANCED REDUCTIVE DE-CHLORINATION
- SOIL VAPOR EXTRACTION
- TREATED WATER
- UNDERGROUND STORAGE PIPING
- UNTREATED GROUND WATER
- EXISTING MONITORING WELL

N

0 150 300 600
SCALE: 1" = 300'

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NOT FOR CONSTRUCTION

NO.	DATE	NOTES

PROJECT NO. 250030.20

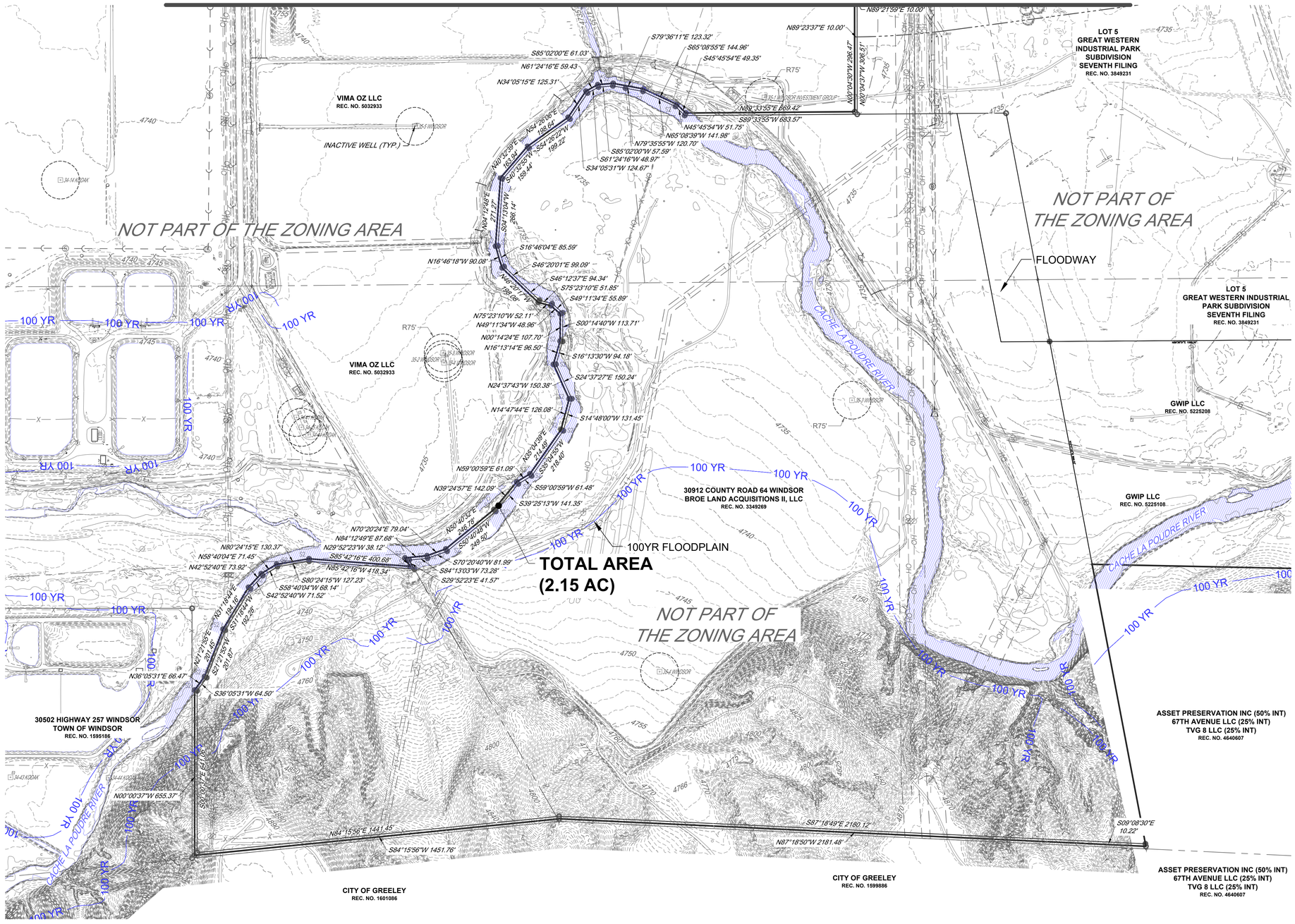
NO	DATE	NOTES
1	03/19/2026	FIRST SUBMITTAL
2	05/19/2026	SECOND SUBMITTAL

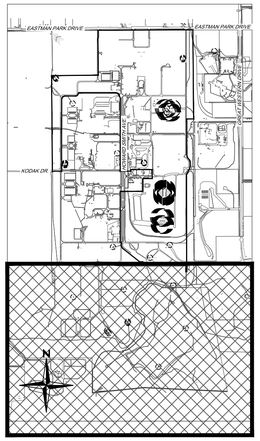
GREAT WESTERN INDUSTRIAL PARK
CENTRAL CAMPUS
ESTABLISHMENT OF ZONING
EXISTING CONDITIONS

SHEET
3 OF 12

I:\2016\16003 – Great Western Industrial Park\CAD\Sheet Sets\250030 – Windsor Renewal – Central Campus\250030_GWP Rezone – Existing Conditions–Site Analysis.dwg tds: EXISTING CONDITIONS 3 May 18, 2026 – 4:43pm tfrazier

SEE SHEET 3 OF 12





KEYMAP
NOT TO SCALE

EXISTING LEGEND

- EXISTING PROPERTY LINE
- EXISTING R.O.W.
- EXISTING LOT LINE
- EXISTING EASEMENT
- SECTION LINE
- ROAD CENTERLINE
- EDGE OF PAVEMENT
- CURB AND GUTTER
- CONCRETE
- FENCE
- RETAINING WALL
- EXISTING WATERLINE
- EXISTING VALVE
- EXISTING METER
- EXISTING FIRE HYDRANT
- EXISTING WATER MANHOLE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING ELECTRIC LINE
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- EXISTING FIBER LINE
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- NON AQUEOUS PHASE LIQUID
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- SOIL VAPOR EXTRACTION
- TREATED WATER
- UNDERGROUND STORAGE PIPING
- UNTREATED GROUND WATER
- EXISTING MONITORING WELL

N

0 100 200 400

SCALE: 1" = 200'

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720.283.6783
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NOT FOR CONSTRUCTION

NO.	DATE	NOTES

PROJECT NO: 250030.20

NO	DATE	NOTES
1	03/19/2026	FIRST SUBMITTAL
2	05/19/2026	SECOND SUBMITTAL

GREAT WESTERN INDUSTRIAL PARK
CENTRAL CAMPUS
ESTABLISHMENT OF ZONING
EXISTING CONDITIONS

SHEET
4 OF 12

I:\2016\16003 – Great Western Industrial Park\CAD\Sheet Sets\250030 – Windsor Renewal – Central Campus\250030_GWP Rezone – Existing Conditions–Site Analysis.dwg tab: EXISTING CONDITIONS 4 May 18, 2026 – 4:44pm tfrazier

EXISTING LEGEND

- EXISTING PROPERTY LINE
- EXISTING R.O.W.
- EXISTING LOT LINE
- EXISTING EASEMENT
- SECTION LINE
- ROAD CENTERLINE
- EDGE OF PAVEMENT
- CURB AND GUTTER
- CONCRETE
- FENCE
- RETAINING WALL
- EXISTING WATERLINE
- EXISTING VALVE
- EXISTING METER
- EXISTING FIRE HYDRANT
- EXISTING WATER MANHOLE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING ELECTRIC LINE

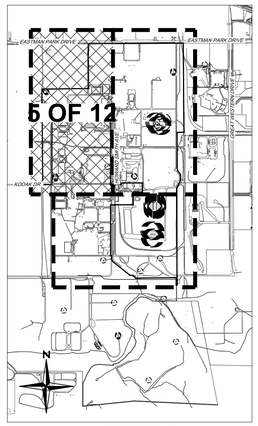
EXISTING LEGEND (CONTINUED)

- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- EXISTING FIBER LINE
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- NON AQUEOUS PHASE LIQUID
- ENHANCED REDUCTIVE DE-CHLORINATION
- SOIL VAPOR EXTRACTION
- TREATED WATER
- UNDERGROUND STORAGE PIPING
- UNTREATED GROUND WATER
- EXISTING MONITORING WELL

N

0 60 150 300

SCALE: 1" = 150'



KEYMAP
NOT TO SCALE

SEE SHEET 6 OF 12

TOTAL AREA
(323.48 AC)

7N, LLC
REC. NO. 4121052

LOT 3 BLOCK 2
DIAMOND VALLEY
SUBDIVISION
REC. NO. 2761884

TRACT A
DIAMOND VALLEY
SUBDIVISION
FIFTH FILING
REC. NO. 3202938

LOT B
RECORDED
EXEMPTION
NO. 0807-22-4
RE4624
REC. NO. 3488323

LOT A
RECORDED
EXEMPTION
NO. 0807-22-4
RE4624
REC. NO. 3488323

WINDSOR RENEWAL I, LLC

BROE LAND ACQUISITIONS, LLC
REC. NO. 3340221
11/15/2005

EXISTING ZONE: WINDSOR RMU-2
EXISTING USE: AGRICULTURE

2000 W. HOWARD SMITH AVE.
CARESTREAM HEALTH INC.
REC. NO. 3472419

EXISTING ZONE: WELD CTY. I-1
EXISTING USE: INDUSTRIAL

111616 OPCO
REC. NO. 3961363

EXISTING ZONE: WELD CTY. I-1
EXISTING USE: INDUSTRIAL

NOT PART OF THE ZONING AREA

100YR FLOODPLAIN

ABANDONED LOCATION WELLS
(NO SETBACKS)

EXISTING IRRIGATION POND

N00°31'48"W 1256.25'

N89°55'02"W 1055.40'

N00°00'54"E 2036.31'

N89°59'34"W 273.33'

N19°59'40"W 77.97'
Δ=69°55'21"
R=115.00'
L=140.34'

S00°34'51"W 15.59'
Δ=89°59'02"
R=72.00'
L=113.08'

N89°27'41"E 1305.16'

N89°28'38"E 1307.69'

Δ=90°38'43"
R=110.00'
L=174.03'

S89°35'09"W 3.21'

S00°04'50"E 810.27'

S00°00'05"E 1181.52'

N89°59'34"W 193.22'

S79°01'28"W 50.70'

N00°26'57"W 1319.99'

N00°27'12"W 1344.90'

SEE SHEET 7 OF 12

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NOT FOR CONSTRUCTION

NO.	DATE	NOTES

PROJECT NO:	250030.20	
NO.	DATE	NOTES
1	03/18/2026	FIRST SUBMITTAL
2	05/18/2026	SECOND SUBMITTAL

GREAT WESTERN INDUSTRIAL PARK
CENTRAL CAMPUS
ESTABLISHMENT OF ZONING
EXISTING CONDITIONS

SHEET
5 OF 12

I:\2016\16003 - Great Western Industrial Park\CADD\Sheet Sets\250030 - Windsor Renewal - Central Campus\250030_GWP Rezone - Existing Conditions-Site Analysis.dwg tab: EXISTING CONDITIONS 5 May 18, 2026 - 4:47pm tfrazier

EXISTING LEGEND

- EXISTING PROPERTY LINE
- EXISTING R.O.W.
- EXISTING LOT LINE
- EXISTING EASEMENT
- SECTION LINE
- ROAD CENTERLINE
- EDGE OF PAVEMENT
- CURB AND GUTTER
- CONCRETE
- FENCE
- RETAINING WALL
- EXISTING WATERLINE
- EXISTING VALVE
- EXISTING METER
- EXISTING FIRE HYDRANT
- EXISTING WATER MANHOLE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING ELECTRIC LINE

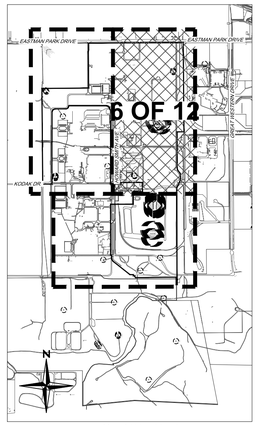
EXISTING LEGEND (CONTINUED)

- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- EXISTING FIBER LINE
- EXISTING CONTOUR MAJOR
- EXISTING CONTOUR MINOR
- NON AQUEOUS PHASE LIQUID
- ENHANCED REDUCTIVE DE-CHLORINATION
- SOIL VAPOR EXTRACTION
- TREATED WATER
- UNDERGROUND STORAGE PIPING
- UNTREATED GROUND WATER
- EXISTING MONITORING WELL

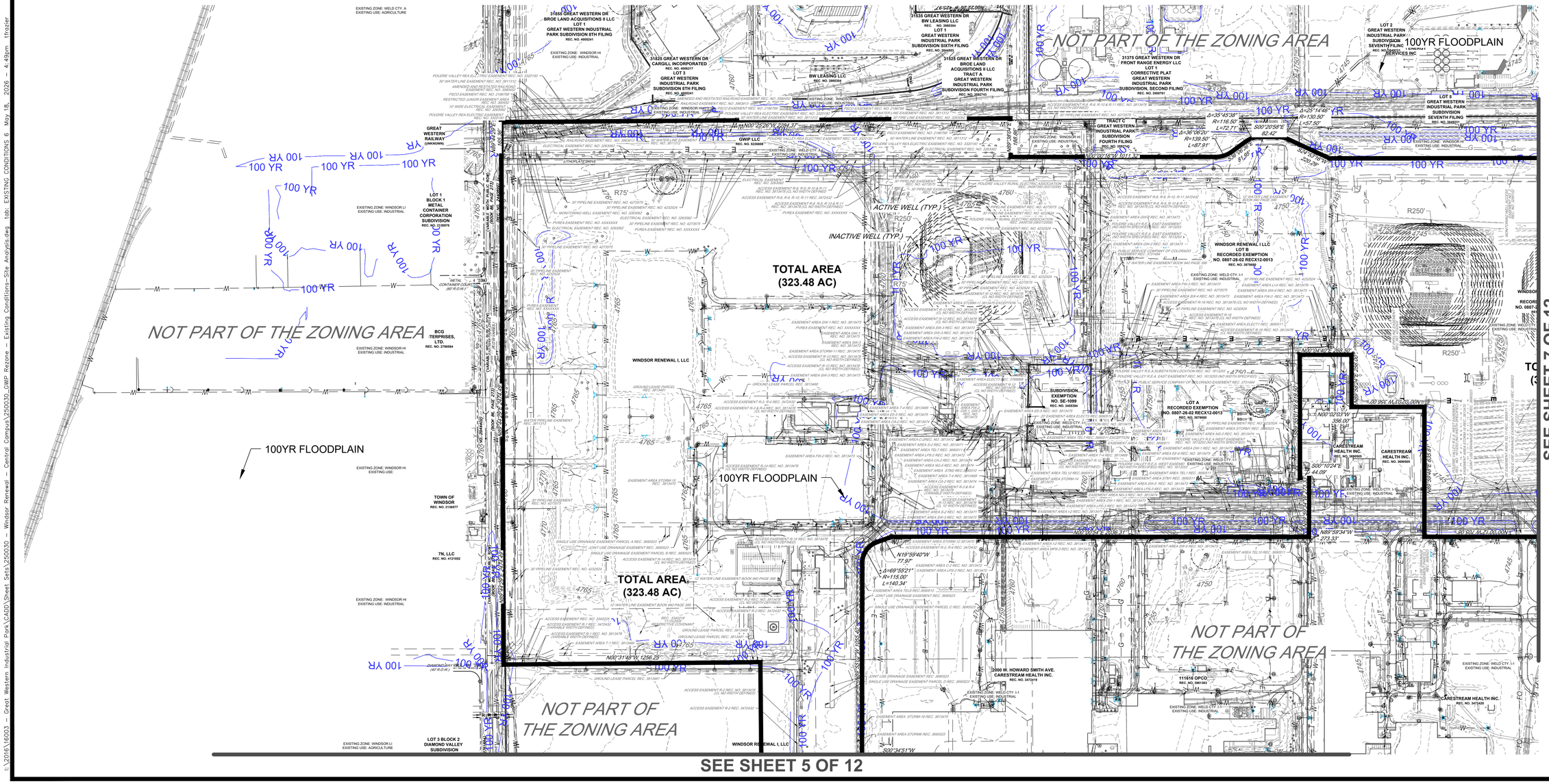
N

0 60 150 300

SCALE: 1" = 150'



KEYMAP
NOT TO SCALE



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NOT FOR CONSTRUCTION

NOTES	NO.	DATE

PROJECT NO	250030.20	
DATE	NO	NOTES
03/18/2026	1	FIRST SUBMITTAL
05/18/2026	2	SECOND SUBMITTAL

GREAT WESTERN INDUSTRIAL PARK
CENTRAL CAMPUS
ESTABLISHMENT OF ZONING
EXISTING CONDITIONS

SHEET
6 OF 12

I:\2016\16003 – Great Western Industrial Park\CADD\Sheet Sets\250030 – Windsor Renewal – Central Campus\250030_GWP Rezone – Existing Conditions–Site Analysis.dwg tab: EXISTING CONDITIONS 6 May 18, 2026 – 4:49pm tfrazier

SEE SHEET 5 OF 12

SEE SHEET 6 OF 12

CARESTREAM HEALTH INC.
REC. NO. 3472420

EXISTING ZONE: WELD CTY. I-1
EXISTING USE: INDUSTRIAL

NOT PART OF THE ZONING AREA

CARESTREAM HEALTH INC.
REC. NO. 3690505

EXISTING ZONE: WELD CTY. I-1
EXISTING USE: INDUSTRIAL

TOTAL AREA
(323.48 AC)

WINDSOR RENEWAL I LLC
LOT B
RECORDED EXEMPTION
NO. 0807-26-02 RECX12-0013
REC. NO. 3878680

WINDSOR RENEWAL I LLC

LOT 5
GREAT WESTERN
INDUSTRIAL PARK
SUBDIVISION
SEVENTH FILING
REC. NO. 3849231

EXISTING ZONE: WINDSOR HI
EXISTING USE: INDUSTRIAL

NOT PART OF THE ZONING AREA

100YR FLOODPLAIN

HOWARD SMITH AVE.

EASTMAN PARK DRIVE

ADAMS DR.

7 OF 12

KEYMAP
NOT TO SCALE

EXISTING LEGEND

- EXISTING PROPERTY LINE
- EXISTING R.O.W.
- EXISTING LOT LINE
- EXISTING EASEMENT
- SECTION LINE
- ROAD CENTERLINE
- EDGE OF PAVEMENT
- CURB AND GUTTER
- CONCRETE
- FENCE
- RETAINING WALL
- EXISTING WATERLINE
- EXISTING VALVE
- EXISTING METER
- EXISTING FIRE HYDRANT
- EXISTING WATER MANHOLE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING ELECTRIC LINE
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- SOIL VAPOR EXTRACTION
- TREATED WATER
- UNDERGROUND STORAGE PIPING
- UNTREATED GROUND WATER
- EXISTING MONITORING WELL

N

0 60 150 300
SCALE: 1" = 150'

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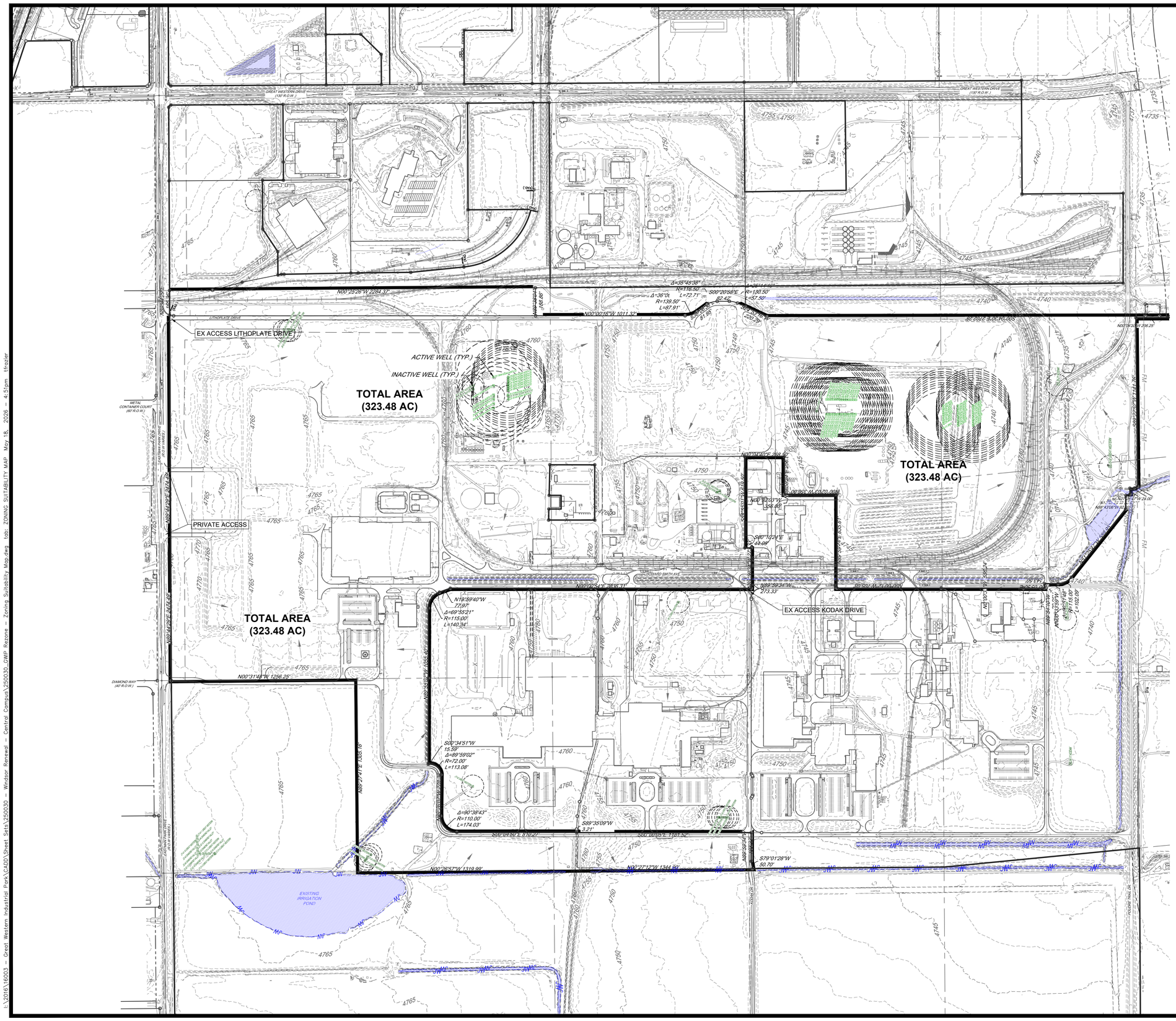
NOT FOR CONSTRUCTION

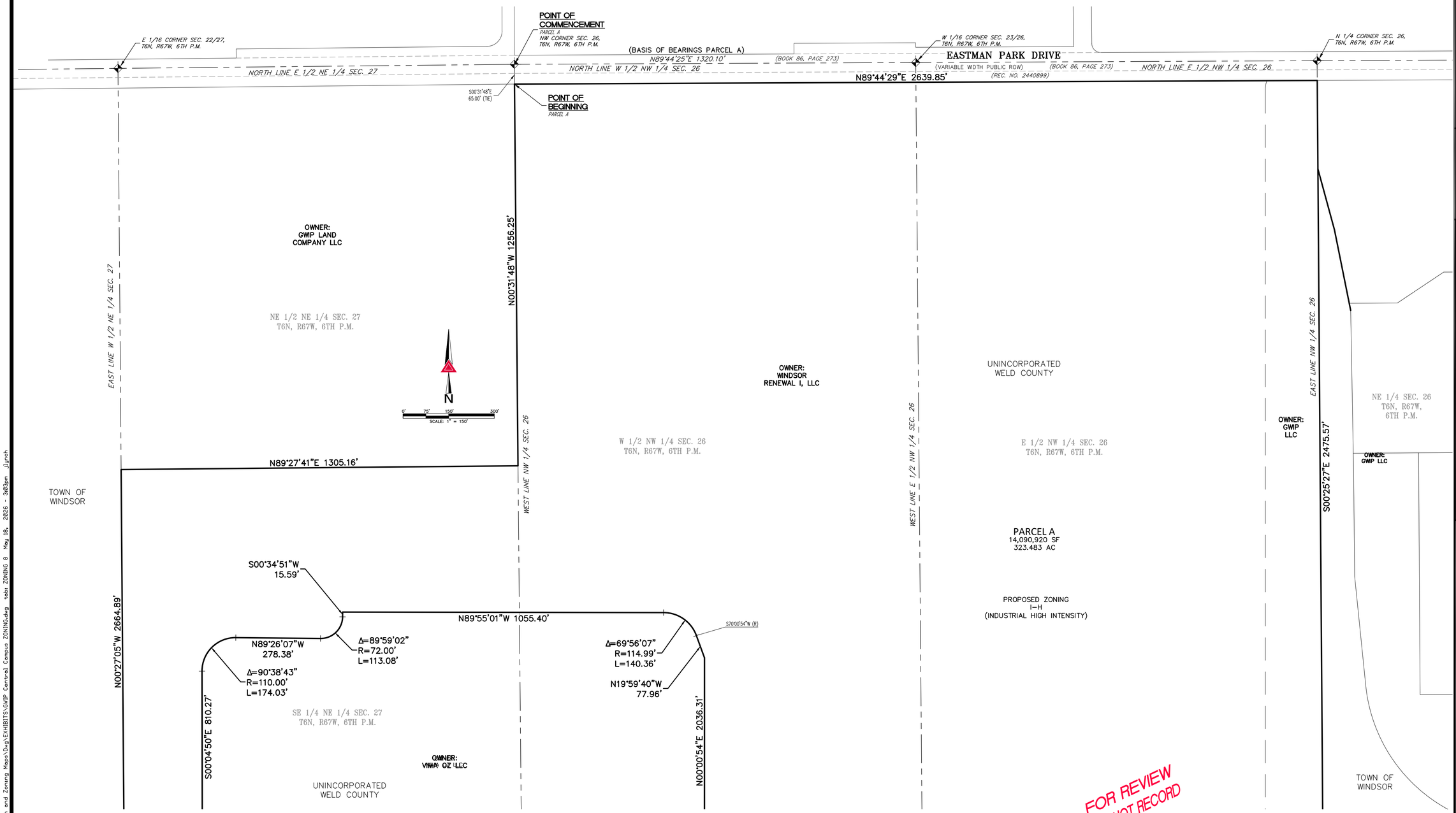
PROJECT NO:	250030.20	NOTES
DATE	NO.	
03/18/2026	1	FIRST SUBMITTAL
05/18/2026	2	SECOND SUBMITTAL

GREAT WESTERN INDUSTRIAL PARK
CENTRAL CAMPUS
ESTABLISHMENT OF ZONING
EXISTING CONDITIONS

SHEET
7 OF 12

i:\2016\16003 - Great Western Industrial Park\CADD\Sheet Sets\250030 - Windsor Renewal - Central Campus\250030_GWP Rezone - Existing Conditions-Site Analysis.dwg tab: EXISTING CONDITIONS 7 May 18, 2026 - 4:50pm tfrazier


GREAT WESTERN DRIVE (150' R.O.W.)
LITHOPLATE DRIVE
EX ACCESS LITHOPLATE DRIVE
ACTIVE WELL (TYP.)
INACTIVE WELL (TYP.)
TOTAL AREA (323.48 AC)
METAL CONTAINER COURT (60' R.O.W.)
EASTMAN PARK DRIVE (VARIABLE WIDTH R.O.W.)
PRIVATE ACCESS
DIAMOND VALLEY (VARIABLE WIDTH R.O.W.)
EXISTING IRRIGATION POND
EX ACCESS KODAK DRIVE
N00°25'26"W 2284.37'
N00°00'16"W 1011.32'
N00°31'48"W 1266.25'
N89°24'41"E 1335.16'
N00°26'47"W 1319.99'
N00°27'12"W 1344.80'
S89°35'09"W 3.21'
S89°59'34"W 973.33'
S89°01'24"E 24.66'
S79°01'28"W 50.70'
N19°39'40"W 77.97'
S00°34'51"W 15.59'
N00°03'59"W 256.25'
N89°43'59"W 256.82'
N89°43'59"W 24.00'
N89°43'59"W 1322.22'
N89°43'59"W 1322.22'
N89°43'59"W 1322.22



SEE SHEET 3

FOR REVIEW
DO NOT RECORD

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
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AzTec Proj. No.: 54825-07 Drawn By: JEL

Redland
WHERE GREAT PLACES BEGIN
720.283.6783 REDLAND.COM
▪ Landscape Architecture ▪ Construction Management
▪ Land Planning ▪ Civil Engineering

NO.	DATE	NOTES

PROJECT NO.	250030.20
DATE	xx/xx/2025

NO.	NOTES
1	FIRST SUBMITTAL

GREAT WESTERN INDUSTRIAL PARK
CENTRAL CAMPUS
ESTABLISHMENT OF ZONING
PROJECT BOUNDARY MAP

SHEET
9 OF 12

G:\54825-07 - GWIP Annexation and Zoning Maps\Dwg\EXHIBITS\GWIP Central Campus ZONING.dwg tab: ZONING 8 May 18, 2026 - 3:03pm JLynch

SEE SHEET 2

C-E 1/16TH CORNER SEC. 27, T6N, R67W, 6TH P.M.

S00°04'50"E 810.27'

SOUTH LINE E 1/2 NE 1/4 SEC. 27

W 1/4 CORNER SEC. 26, T6N, R67W, 6TH P.M.

C-W 1/16 CORNER SEC. 26, T6N, R67W, 6TH P.M.

E 1/2 NW 1/4 SEC. 26
T6N, R67W, 6TH P.M.

SOUTH LINE E 1/2 NW 1/4 SEC. 26

S89°38'04"W 188.86'

S00°25'27"E 2475.57'

CENTER 1/4 CORNER SEC. 26, T6N, R67W, 6TH P.M.

EXCEPTION PARCEL
107,498 SF
2.468 AC
ASSESSED OWNER:
POUDRE VALLEY RURAL ELECTRIC ASSOC
SUBDIVISION EXEMPTION
NO. SE-1099
REC. NO. 3455394

UNINCORPORATED
WELD COUNTY

N00°00'54"E 2036.31'

PROPOSED ZONING
I-H
(INDUSTRIAL HIGH INTENSITY)

OWNER:
WINDSOR
RENEWAL I, LLC

S00°00'16"E 1011.32'

EAST LINE SW 1/4 SEC. 26

N 1/2 SE 1/4
SEC. 26
T6N, R67W,
6TH P.M.

TOWN OF
WINDSOR

N00°27'05"W 2664.89'

S00°00'05"E 1181.52'

NE 1/4 SE 1/4 SEC. 27
T6N, R67W, 6TH P.M.

SW 1/4 SEC. 26
T6N, R67W, 6TH P.M.

Δ=36°06'20"
R=139.50'
L=87.91'

S36°06'36"E
81.95'

Δ=35°45'38"
R=116.50'
L=72.71'

S00°20'58"E
82.42'

Δ=25°14'46"
R=130.50'
L=57.50'

S24°53'16"W
220.29'

C-S 1/16 CORNER SEC. 26, T6N, R67W, 6TH P.M.

S-E 1/16TH CORNER SEC. 27, T6N, R67W, 6TH P.M.

N89°59'34"W 193.22'

S79°01'28"W 50.70'

S 1/16 CORNER SEC. 27/26, T6N, R67W, 6TH P.M.

WEST LINE SW 1/4 SEC. 26

N89°59'34"W 273.33'

S00°10'24"E 44.09'

S89°55'01"W 619.50'

N00°04'40"E 268.50'

N89°58'24"E 256.00'

N00°02'03"W 356.00'

N89°59'48"E 635.61'

N00°00'12"W 705.08'

OWNER:
VIMA OZ LLC

SE 1/4 SE 1/4 SEC. 27
T6N, R67W, 6TH P.M.

SW 1/4 SEC. 26
T6N, R67W, 6TH P.M.

OWNER:
GWIP LLC

S00°04'30"E 2702.28'

SW 1/4 SEC. 26
T6N, R67W, 6TH P.M.

S 1/2 SE 1/4 SEC. 26
T6N, R67W, 6TH P.M.

N
0' 75' 150' 300'
SCALE: 1" = 150'

1ST LINE SW 1/4 SEC. 26

SEE SHEET 4

FOR REVIEW
DO NOT RECORD

FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC

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▪ Land Planning ▪ Civil Engineering ▪ Landscape Architecture ▪ Construction Management

NO.	DATE	NOTES

PROJECT NO: 250030.20

NO.	DATE	NOTES
1	XX/XX/2025	FIRST SUBMITTAL

GREAT WESTERN INDUSTRIAL PARK
CENTRAL CAMPUS
ESTABLISHMENT OF ZONING
PROJECT BOUNDARY MAP

SHEET
10 OF 12

G:\54825-07 - GWIP Annexation and Zoning Maps\Dwg\EXHIBITS\GWIP Central Campus ZONING.dwg tab: ZONING 9 May 18, 2026 - 3:03pm jlynch

SEE SHEET 3

SW CORNER SECTION 26, T6N, R67W, 6TH P.M.

N00°00'12"W 705.08'

N00°00'33"W 556.24'

SOUTH LINE SW 1/4 SEC. 26

W 1/16 CORNER SEC. 26/35, T6N, R67W, 6TH P.M.

SW 1/4 SEC. 26
T6N, R67W, 6TH P.M.

SOUTH 1/4 CORNER SEC. 26, T6N, R67W, 6TH P.M.

NW 1/4 NW 1/4 SEC. 35
T6N, R67W, 6TH P.M.

OWNER:
WINDSOR
RENEWAL I, LLC

PROPOSED ZONING
I-H
(INDUSTRIAL HIGH INTENSITY)

UNINCORPORATED
WELD COUNTY

N 1/2 NW 1/4 SEC. 35
T6N, R67W, 6TH P.M.

OWNER:
HALLIBURTON ENERGY
SERVICES INC

TOWN OF
WINDSOR

OWNER:
GWIP LLC

S00°04'30"E 2702.28'

N00°05'50"E
143.50'

N89°54'10"W
29.95'

N00°33'59"W
91.26'

Δ=50°51'48"
R=115.00'
L=102.09'

N51°25'47"W 589.95'

N88°43'06"W
92.00'

S87°29'02"W
40.00'

N17°47'29"W
30.00'

N02°30'58"W
32.00'

N27°28'47"W
24.00'

N 1/16 CORNER SEC. 34/35, T6N, R67W, 6TH P.M.

NW 1/16 CORNER SEC. 35, T6N, R67W, 6TH P.M.

S89°22'52"W 1141.76'

N00°04'30"W
206.25'

C-N 1/16 CORNER SEC. 27, T6N, R67W, 6TH P.M.

TOWN OF WINDSOR

N00°43'53"W (R)

EXCEPTION
PARCEL
1,500 SF
0.034 AC
PARCEL RW-4
(REC. NO. 4565823)

Δ=0°11'45"
R=2925.00'
L=10.00'

CROSSROADS
BOULEVARD
PARCEL RW-5
(150' WIDE PUBLIC ROW)
(REC. NO. 4565823)

N00°30'47"W (R)

Δ=0°11'11"
R=3075.00'
L=10.00'

N

0' 75' 150' 300'
SCALE: 1" = 150'

S 1/2 NW 1/4 SEC. 35
T6N, R67W, 6TH P.M.

OWNER:
VIMA OZ LLC

UNINCORPORATED
WELD COUNTY

S 1/2 NW 1/4 SEC. 35
T6N, R67W, 6TH P.M.

OWNER:
VIMA OZ LLC

OWNER:
WINDSOR
RENEWAL I, LLC

N34°05'15"E
125.31'

L6 L7 L8 L9 L10
L5 L4 L3 L2 L1

N40°32'39"E 163.94'

N54°26'06"E
198.64'

S34°05'31"W
124.67'

S54°26'22"W
199.22'

S40°32'55"W
159.44'

N04°12'48"E
271.27'

S04°13'04"W
266.14'

N00°04'30"W
296.48'

S00°04'30"E
306.51'

N89°33'55"E 669.42'

S89°33'55"W 683.57'

PROPOSED ZONING (HATCHED)
CD
(CONSERVATION DISTRICT)

OWNER:
GWIP LLC

TOWN OF
WINDSOR

SEE SHEET 5

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Drawn By: JEL

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NOTES	NO.	DATE

PROJECT NO.	250030.20	NOTES
DATE	NO.	
xx/xx/2025	1	FIRST SUBMITTAL

GREAT WESTERN INDUSTRIAL PARK
CENTRAL CAMPUS
ESTABLISHMENT OF ZONING
PROJECT BOUNDARY MAP

SHEET
11 OF 12

Q:\54825-07 - GWIP Annexation and Zoning Maps\Dwg\EXHIBITS\GWIP Central Campus ZONING.dwg tabs ZONING 10 May 18, 2026 - 3:03pm JJunch

SEE SHEET 4

W 1/4 CORNER SEC. 35, T6N, R67W, 6TH P.M.

C-W 1/16 CORNER SEC. 35, T6N, R67W, 6TH P.M.

C 1/4 CORNER SEC. 35, T6N, R67W, 6TH P.M.

C-S 1/16 CORNER SEC. 35, T6N, R67W, 6TH P.M.

S 1/16 CORNER SEC. 34/35, T6N, R67W, 6TH P.M.

SW CORNER SEC. 35, T6N, R67W, 6TH P.M.

UNINCORPORATED
WELD COUNTY

SE 1/4 SEC. 34
T6N, R67W, 6TH P.M.

N 1/2 SE 1/4 SEC. 35
T6N, R67W, 6TH P.M.

S 1/2 SW 1/4 SEC. 35
T6N, R67W, 6TH P.M.

S 1/2 SE 1/4 SEC. 35
T6N, R67W, 6TH P.M.

NW 1/4 SEC. 2
T5N, R67W, 6TH P.M.

NE 1/4 SEC. 2
T5N, R67W, 6TH P.M.

TOWN OF
WINDSOR

OWNER:
VIMA OZ LLC

OWNER:
VIMA OZ, LLC

OWNER:
TOWN OF
WINDSOR

OWNER:
GWIP LLC

OWNER:
WINDSOR
RENEWAL I, LLC

OWNER:
CITY OF
GREELEY

PARCEL B
93,536 SF
2.147 AC

PROPOSED ZONING (HATCHED)
CD
(CONSERVATION DISTRICT)

POINT OF
COMMENCEMENT
PARCEL B
S 1/4 CORNER SEC. 35,
T6N, R67W, 6TH P.M.
FOUND NO. 5 REBAR
WITH 2" ALUMINUM CAP
STAMPED "LS 20685"

POINT OF
BEGINNING
PARCEL B

N04°12'48"E 271.27'
S04°13'04"W 266.14'
S16°46'02"E 85.59'
N16°46'18"W 90.08'
S46°16'25"E 193.43'
N46°20'17"W 199.08'
S75°23'08"E 51.85'
S49°11'32"E 55.89'
N75°23'24"W 52.11'
N49°11'48"W 48.96'
S00°14'40"W 113.71'
N00°14'24"E 107.70'
S16°13'30"W 94.18'
N16°13'14"E 96.50'
S24°37'27"E 150.24'
N24°37'43"W 150.38'
N14°47'44"E 126.10'
S14°48'00"W 131.45'
N35°04'44"E 214.48'
S35°04'55"W 218.40'
N59°00'45"E 61.09'
N70°20'24"E 79.04'
N39°24'57"E 142.09'
S59°01'01"W 61.48'
S39°25'13"W 141.35'
N84°12'49"E 87.68'
N50°40'32"E 246.78'
S50°40'48"W 249.50'
N80°24'15"E 130.37'
N58°40'04"E 71.45'
N29°52'21"W 38.70'
S85°42'16"E 400.68'
N85°42'16"W 418.34'
S70°20'40"W 81.99'
S84°13'05"W 73.28'
S29°52'21"E 41.57'
N42°52'20"E 73.92'
S80°24'15"W 127.23'
S58°40'04"W 68.14'
S42°52'20"W 71.52'
N31°18'44"E 194.16'
S31°18'44"W 192.28'
N21°21'55"E 201.45'
S21°21'55"W 201.87'
N36°05'31"E 66.47'
S36°05'31"W 64.50'
N00°00'37"W 655.37'
S00°00'37"E 641.06'
N84°15'56"E 1441.45'
S84°15'55"W 1451.76'
S87°18'49"E 2180.12'
N87°18'49"W 2181.48'
N87°18'49"W 2329.42'
(BASIS OF BEARINGS PARCEL B)
S09°08'30"E 10.22'
N83°27'56"W 149.01' (TIE)

N
0' 75' 150' 300'
SCALE: 1" = 150'

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NO.	DATE	NOTES

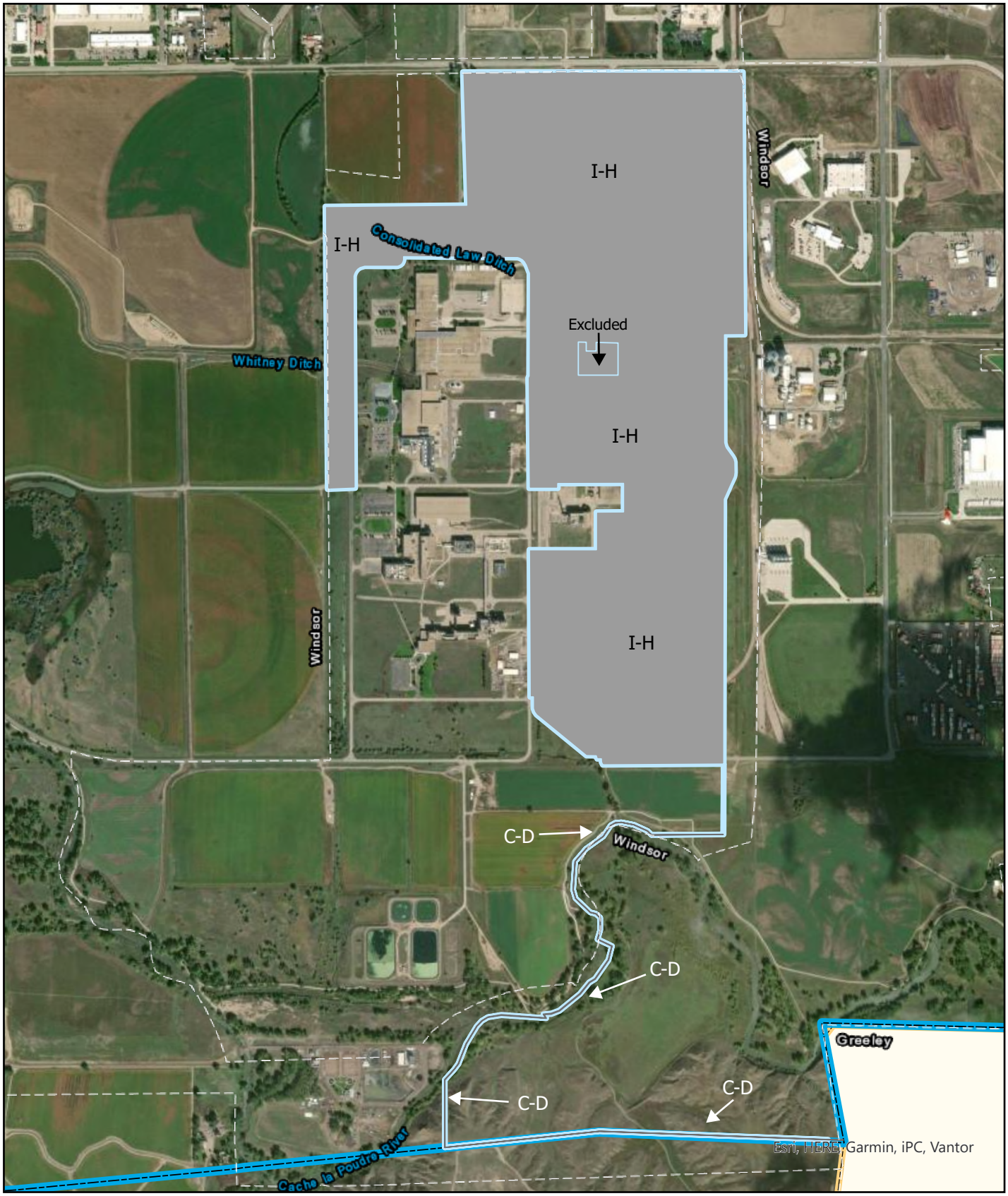
PROJECT NO: 250030.20
DATE: xx/xx/2025
NO. 1
NOTES: FIRST SUBMITTAL

GREAT WESTERN INDUSTRIAL PARK
CENTRAL CAMPUS
ESTABLISHMENT OF ZONING
PROJECT BOUNDARY MAP

SHEET
12 OF 12

G:\54825-07 - GWP Annexation and Zoning Maps\Dwg\EXHIBITS\GWIP Central Campus ZONING.dwg tab: ZONING 11 May 18, 2026 - 3:03pm JLynch

GWIP/BROE Site Boundary



Long-Range Expected Growth Area (LREGA)

Greeley City Limits

GWIP Site Location/ Proposed Boundaries of Greeley

I-H (Industrial High Intensity)

C-D (Conservation District)

N

0 0.25 0.5 1 Miles

GREAT WESTERN INDUSTRIAL PARK ZONING OVERALL DESCRIPTION

A PARCEL OF LAND BEING PART OF SECTIONS TWENTY-SIX (26), TWENTY-SEVEN (27), THIRTY-FOUR (34) AND THIRTY-FIVE (35) OF TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH P.M., AND ASSUMING THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION AS NORTH 89°44'23" EAST, 1,321.39 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 26, SOUTH 00°31'48" EAST, A DISTANCE OF 65.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF EASTMAN PARK DRIVE AND THE **POINT OF BEGINNING**

THENCE NORTH 89°44'29" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 2,639.85 FEET;

THENCE SOUTH 00°25'27" EAST, A DISTANCE OF 2,475.57 FEET;

THENCE SOUTH 89°38'04" WEST, A DISTANCE OF 188.86 FEET;

THENCE SOUTH 00°00'16" EAST, A DISTANCE OF 1,011.32 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 139.50 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36°06'20", AN ARC LENGTH OF 87.91 FEET;

THENCE SOUTH 36°06'36" EAST, A DISTANCE OF 81.95 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 116.50 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°45'38", AN ARC LENGTH OF 72.71 FEET;

THENCE SOUTH 00°20'58" EAST, A DISTANCE OF 82.42 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 130.50 FEET;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°14'46", AN ARC LENGTH OF 57.50 FEET;

THENCE SOUTH 24°53'16" WEST, A DISTANCE OF 220.29 FEET;

THENCE SOUTH 00°04'30" EAST, A DISTANCE OF 3,158.79 FEET;

THENCE SOUTH 89°33'55" WEST, A DISTANCE OF 683.57 FEET;

THENCE NORTH 45°45'52" WEST, A DISTANCE OF 51.68 FEET;

THENCE NORTH 65°08'39" WEST, A DISTANCE OF 141.98 FEET;

THENCE NORTH 79°35'55" WEST, A DISTANCE OF 120.70 FEET;

THENCE SOUTH 85°02'02" WEST, A DISTANCE OF 57.59 FEET;

THENCE SOUTH 61°24'18" WEST, A DISTANCE OF 48.97 FEET;

THENCE SOUTH 34°05'31" WEST, A DISTANCE OF 124.67 FEET;

THENCE SOUTH 54°26'22" WEST, A DISTANCE OF 199.22 FEET;

THENCE SOUTH 40°32'55" WEST, A DISTANCE OF 159.44 FEET;

THENCE SOUTH 04°13'04" WEST, A DISTANCE OF 266.14 FEET;

THENCE SOUTH 16°46'02" EAST, A DISTANCE OF 85.59 FEET;

THENCE SOUTH 46°16'25" EAST, A DISTANCE OF 193.43 FEET;

THENCE SOUTH 75°23'08" EAST, A DISTANCE OF 51.85 FEET;

THENCE SOUTH 49°11'32" EAST, A DISTANCE OF 55.89 FEET;

THENCE SOUTH 00°14'40" WEST, A DISTANCE OF 113.71 FEET;

THENCE SOUTH 16°13'30" WEST, A DISTANCE OF 94.18 FEET;

THENCE SOUTH 24°37'27" EAST, A DISTANCE OF 150.24 FEET;

THENCE SOUTH 14°48'00" WEST, A DISTANCE OF 131.45 FEET;

THENCE SOUTH 35°04'55" WEST, A DISTANCE OF 218.40 FEET;

THENCE SOUTH 59°01'01" WEST, A DISTANCE OF 61.48 FEET;

THENCE SOUTH 39°25'13" WEST, A DISTANCE OF 141.35 FEET;

THENCE SOUTH 50°40'48" WEST, A DISTANCE OF 249.50 FEET;

THENCE SOUTH 70°20'40" WEST, A DISTANCE OF 81.99 FEET;

THENCE SOUTH 84°13'05" WEST, A DISTANCE OF 73.28 FEET;

THENCE SOUTH 29°52'21" EAST, A DISTANCE OF 41.57 FEET;

THENCE NORTH 85°42'16" WEST, A DISTANCE OF 418.34 FEET;

THENCE SOUTH 80°24'15" WEST, A DISTANCE OF 127.23 FEET;

THENCE SOUTH 58°40'04" WEST, A DISTANCE OF 68.14 FEET;

THENCE SOUTH 42°52'20" WEST, A DISTANCE OF 71.52 FEET;

THENCE SOUTH 31°18'44" WEST, A DISTANCE OF 192.28 FEET;

THENCE SOUTH 21°21'55" WEST, A DISTANCE OF 201.87 FEET;

THENCE SOUTH 36°05'31" WEST, A DISTANCE OF 64.50 FEET;

THENCE SOUTH 00°00'37" EAST, A DISTANCE OF 641.06 FEET;

THENCE NORTH 84°15'56" EAST, A DISTANCE OF 1,441.45 FEET;

THENCE SOUTH 87°18'49" EAST, A DISTANCE OF 2,180.12 FEET TO A POINT ON THE WESTERLY LIMITS OF GOLDEN TRIANGLE SECOND ANNEXATION;

THENCE SOUTH 09°08'30" EAST, ALONG SAID WESTERLY LIMITS, A DISTANCE OF 10.22 FEET;

THENCE NORTH 87°18'49" WEST, A DISTANCE OF 2,181.48 FEET;

THENCE SOUTH 84°15'55" WEST, A DISTANCE OF 1,451.76 FEET;

THENCE NORTH 00°00'37" WEST, A DISTANCE OF 655.37 FEET;

THENCE NORTH 36°05'31" EAST, A DISTANCE OF 66.47 FEET;

THENCE NORTH 21°21'55" EAST, A DISTANCE OF 201.45 FEET;

THENCE NORTH 31°18'44" EAST, A DISTANCE OF 194.16 FEET;

THENCE NORTH 42°52'20" EAST, A DISTANCE OF 73.92 FEET;

THENCE NORTH 58°40'04" EAST, A DISTANCE OF 71.45 FEET;

THENCE NORTH 80°24'15" EAST, A DISTANCE OF 130.37 FEET;

THENCE SOUTH 85°42'16" EAST, A DISTANCE OF 400.68 FEET;

THENCE NORTH 29°52'21" WEST, A DISTANCE OF 38.70 FEET;

THENCE NORTH 84°12'49" EAST, A DISTANCE OF 87.68 FEET;

THENCE NORTH 70°20'24" EAST, A DISTANCE OF 79.04 FEET;

THENCE NORTH 50°40'32" EAST, A DISTANCE OF 246.78 FEET;

THENCE NORTH 39°24'57" EAST, A DISTANCE OF 142.09 FEET;

THENCE NORTH 59°00'45" EAST, A DISTANCE OF 61.09 FEET;

THENCE NORTH 35°04'44" EAST, A DISTANCE OF 214.48 FEET;

THENCE NORTH 14°47'44" EAST, A DISTANCE OF 126.10 FEET;

THENCE NORTH 24°37'43" WEST, A DISTANCE OF 150.38 FEET;

THENCE NORTH 16°13'14" EAST, A DISTANCE OF 96.50 FEET;

THENCE NORTH 00°14'24" EAST, A DISTANCE OF 107.70 FEET;

THENCE NORTH 49°11'48" WEST, A DISTANCE OF 48.96 FEET;

THENCE NORTH 75°23'24" WEST, A DISTANCE OF 52.11 FEET;

THENCE NORTH 46°20'17" WEST, A DISTANCE OF 198.08 FEET;

THENCE NORTH 16°46'18" WEST, A DISTANCE OF 90.08 FEET;

THENCE NORTH 04°12'48" EAST, A DISTANCE OF 271.27 FEET;

THENCE NORTH 40°32'39" EAST, A DISTANCE OF 163.94 FEET;

THENCE NORTH 54°26'06" EAST, A DISTANCE OF 198.64 FEET;

THENCE NORTH 34°05'15" EAST, A DISTANCE OF 125.31 FEET;

THENCE NORTH 61°24'02" EAST, A DISTANCE OF 53.49 FEET;

THENCE NORTH 85°01'46" EAST, A DISTANCE OF 61.03 FEET;

THENCE SOUTH 79°36'11" EAST, A DISTANCE OF 123.32 FEET;

THENCE SOUTH 65°08'55" EAST, A DISTANCE OF 144.96 FEET;

THENCE SOUTH 45°46'08" EAST, A DISTANCE OF 49.35 FEET;

THENCE NORTH 89°33'55" EAST, A DISTANCE OF 669.42 FEET;

THENCE NORTH 00°04'30" WEST, A DISTANCE OF 652.73 FEET;

THENCE SOUTH 89°22'52" WEST, A DISTANCE OF 1,141.76 FEET;

THENCE NORTH 27°28'47" WEST, A DISTANCE OF 24.00 FEET;

THENCE NORTH 02°30'58" WEST, A DISTANCE OF 32.00 FEET;

THENCE SOUTH 87°29'02" WEST, A DISTANCE OF 40.00 FEET;

THENCE NORTH 17°47'29" WEST, A DISTANCE OF 30.00 FEET;

THENCE NORTH 88°43'06" WEST, A DISTANCE OF 92.00 FEET;

THENCE NORTH 51°25'47" WEST, A DISTANCE OF 589.95 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 115.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 50°51'48", AN ARC LENGTH OF 102.09 FEET;

THENCE NORTH 00°33'59" WEST, A DISTANCE OF 91.26 FEET;

THENCE NORTH 89°54'10" WEST, A DISTANCE OF 29.95 FEET;

THENCE NORTH 00°05'50" EAST, A DISTANCE OF 143.50 FEET;

THENCE NORTH 00°00'33" WEST, A DISTANCE OF 556.24 FEET;

THENCE NORTH 00°00'12" WEST, A DISTANCE OF 705.08 FEET;

THENCE NORTH 36°47'03" EAST, A DISTANCE OF 0.00 FEET;

THENCE NORTH 89°59'48" EAST, A DISTANCE OF 635.61 FEET;

THENCE NORTH 00°02'03" WEST, A DISTANCE OF 356.00 FEET;

THENCE NORTH 89°58'24" EAST, A DISTANCE OF 256.00 FEET;

THENCE NORTH 00°04'40" EAST, A DISTANCE OF 268.50 FEET;

THENCE SOUTH 89°55'01" WEST, A DISTANCE OF 619.50 FEET;

THENCE SOUTH 00°10'24" EAST, A DISTANCE OF 44.09 FEET;

THENCE NORTH 89°59'34" WEST, A DISTANCE OF 273.33 FEET;

THENCE NORTH 00°00'54" EAST, A DISTANCE OF 2,036.31 FEET;

THENCE NORTH 19°59'40" WEST, A DISTANCE OF 77.96 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 114.99 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 70°00'54" WEST;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 69°56'07", AN ARC LENGTH OF 140.36 FEET;

THENCE NORTH 89°55'01" WEST, A DISTANCE OF 1,055.40 FEET;

THENCE SOUTH 00°34'51" WEST, A DISTANCE OF 15.59 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 72.00 FEET;
THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°59'02", AN ARC LENGTH OF 113.08 FEET;

THENCE NORTH 89°26'07" WEST, A DISTANCE OF 278.38 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 110.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°38'43", AN ARC LENGTH OF 174.03 FEET;

THENCE SOUTH 00°04'50" EAST, A DISTANCE OF 810.27 FEET;

THENCE SOUTH 89°35'09" WEST, A DISTANCE OF 3.21 FEET;

THENCE SOUTH 00°00'05" EAST, A DISTANCE OF 1,181.52 FEET;

THENCE NORTH 89°59'34" WEST, A DISTANCE OF 193.22 FEET;

THENCE SOUTH 79°01'28" WEST, A DISTANCE OF 50.70 FEET;

THENCE NORTH 00°27'05" WEST, A DISTANCE OF 2,664.89 FEET;

THENCE NORTH 89°27'41" EAST, A DISTANCE OF 1,305.16 FEET;

THENCE NORTH 00°31'48" WEST, A DISTANCE OF 1,256.25 FEET TO THE **POINT OF BEGINNING**.

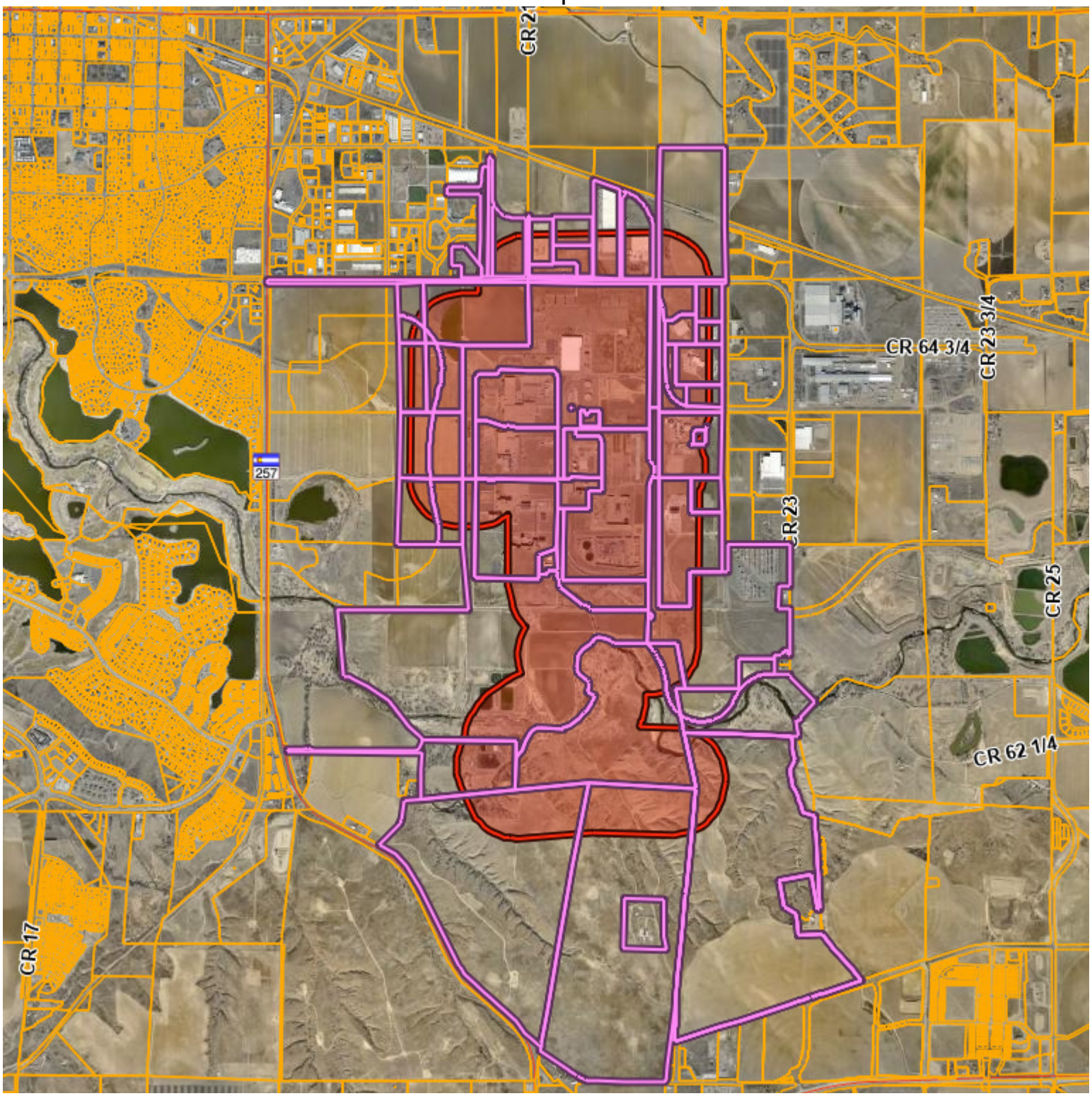
EXCEPTING THEREFROM

SUBDIVISION EXEMPTION NO. SE-1099 RECORDED AT RECEPTION NO. 3455394 IN SAID RECORDS.

AND THAT PARCEL OF LAND DESCRIBED AS PARCEL RW-4 UNDER RECEPTION NUMBER 4565823 IN SAID RECORDS.

CONTAINING AN AREA OF 325.630 ACRES, (14,184,456 SQUARE FEET), MORE OR LESS.

Neighborhood Notification Boundary Map



Scale: 1:32635

Notes: Notices send within 1,000' of the GWIP Annexation Site

Great Western Industrial Park (GWIP) Serial Annexation No. 1 – 15 & Establishment of Zoning – ANX2025-0007, ANX2025-0006, ANX2025-0005, ANX2025-0004, ANX2025-0012, ANX2025-0011, ANX2025-0010, ANX2025-0009, ANX2025-0008, ANX2025-0014, ANX2025-0015, ANX1015-0016, ANX2025-0017, ANX2025-0018, ANX2025-0019. ZON2026-0001

Community Vitality

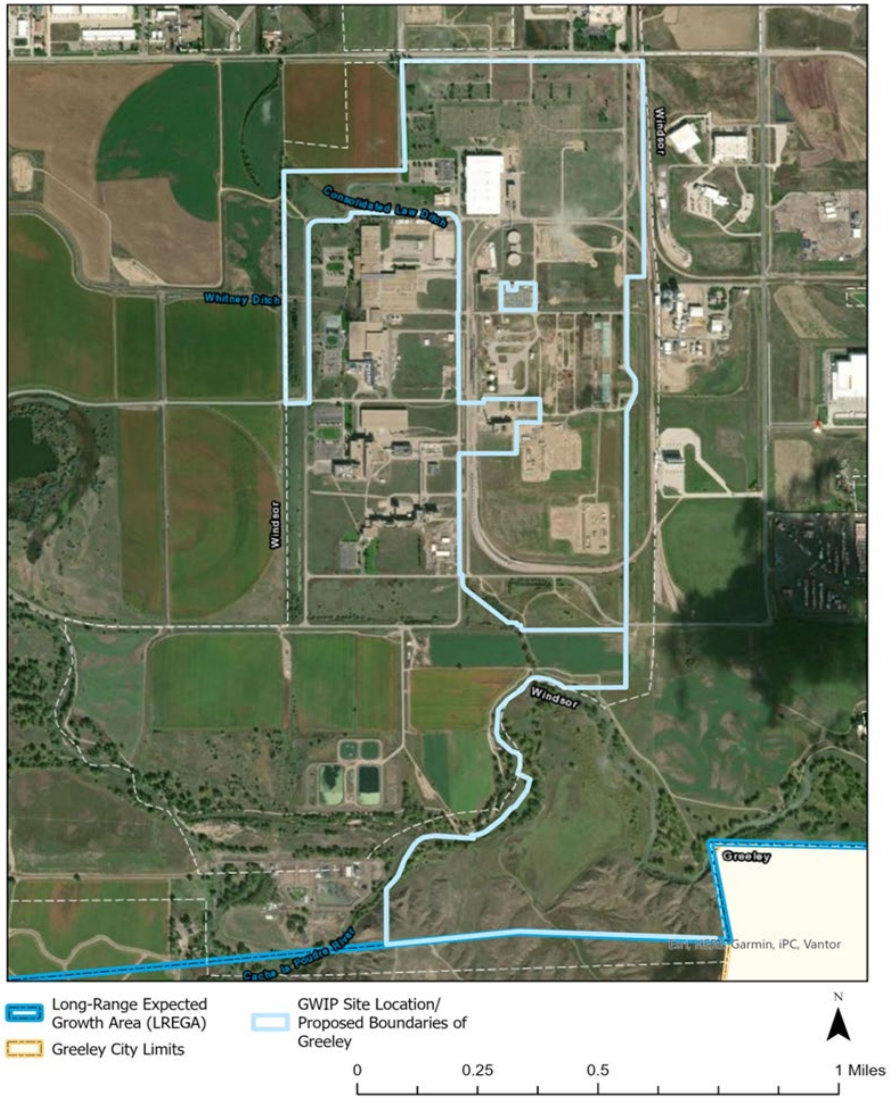
Michael Franke, AICP, Planner III
michael.franke@greeleygov.com (970) 350-9782

Planning Commission – May 26, 2026

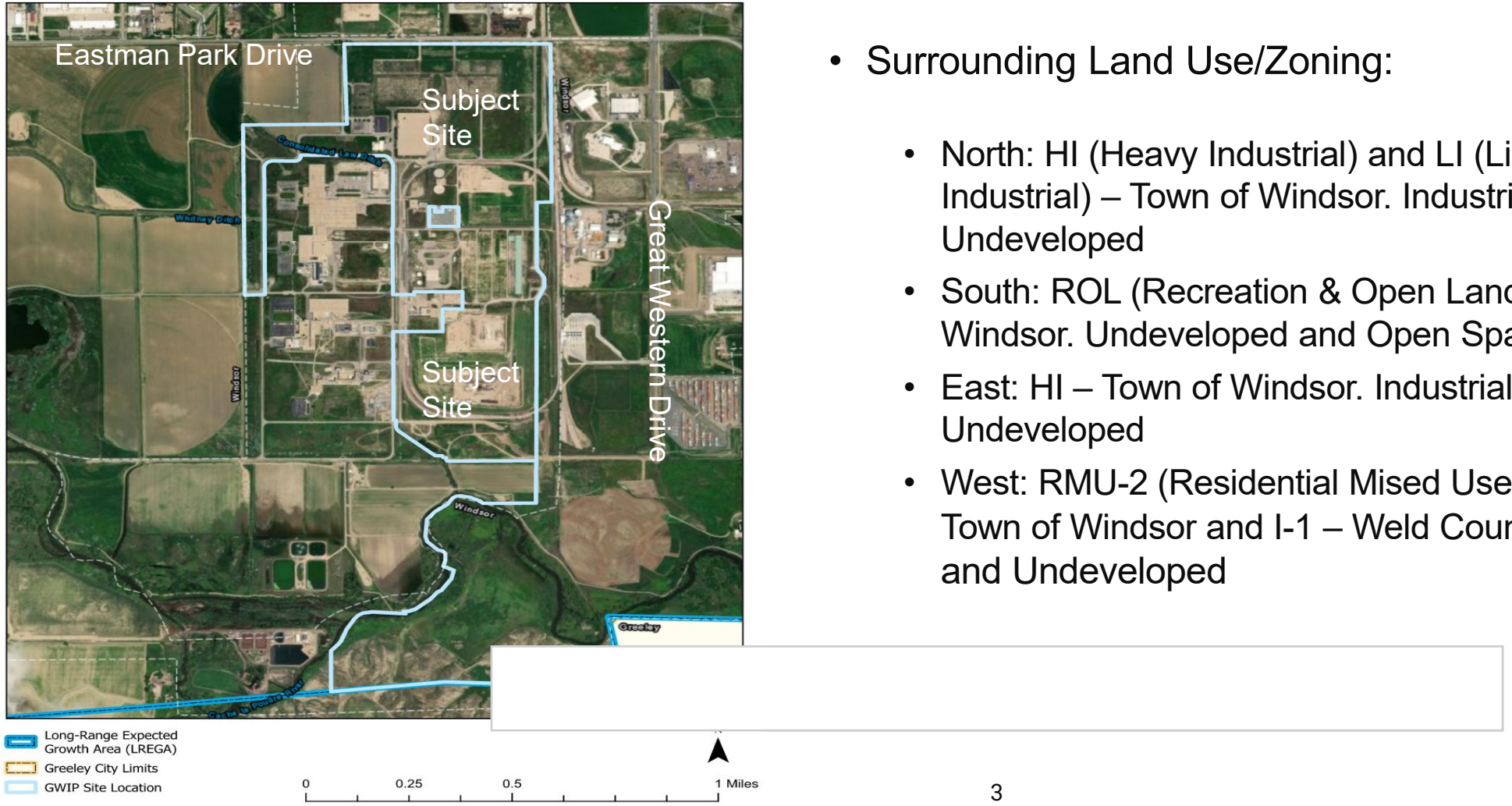
Agenda

- **Request:**
  - Annexation Ordinance
  - Establishment of Zoning Ordinance
- **Background:**
  - Property contains former Kodak and other industrial uses part of the Great Western Industrial Park
  - Zoned in unincorporated Weld County as I-1 (Industrial)
  - Council pass substantial compliance resolutions 3/17/26 (Res. No. 25-39, 2026)
  - Council pass eligibility resolutions 5/5/2026 (Res. No. 58-72, 2026)
- **Planning Commission Action**
  - Make a recommendation to City Council to adopt or deny the annexation and zoning ordinances

GWIP/BROE Site Boundary



Serial Annexation & Zoning Location



- Surrounding Land Use/Zoning:
  - North: HI (Heavy Industrial) and LI (Limited Industrial) – Town of Windsor. Industrial and Undeveloped
  - South: ROL (Recreation & Open Lands) – Town of Windsor. Undeveloped and Open Space
  - East: HI – Town of Windsor. Industrial and Undeveloped
  - West: RMU-2 (Residential Mised Use – Two) – Town of Windsor and I-1 – Weld County. Industrial and Undeveloped

Annexation Considerations

Approval Criteria

- Annexation Criteria – 24-214.b Five Criteria Used to Evaluate Annexation applications
- The proposed Serial Annexation is consistent with the criteria as outlined in your reports

Notification

- Notice letters sent to property owners
- Signs posted on property
- Web and published notification provided

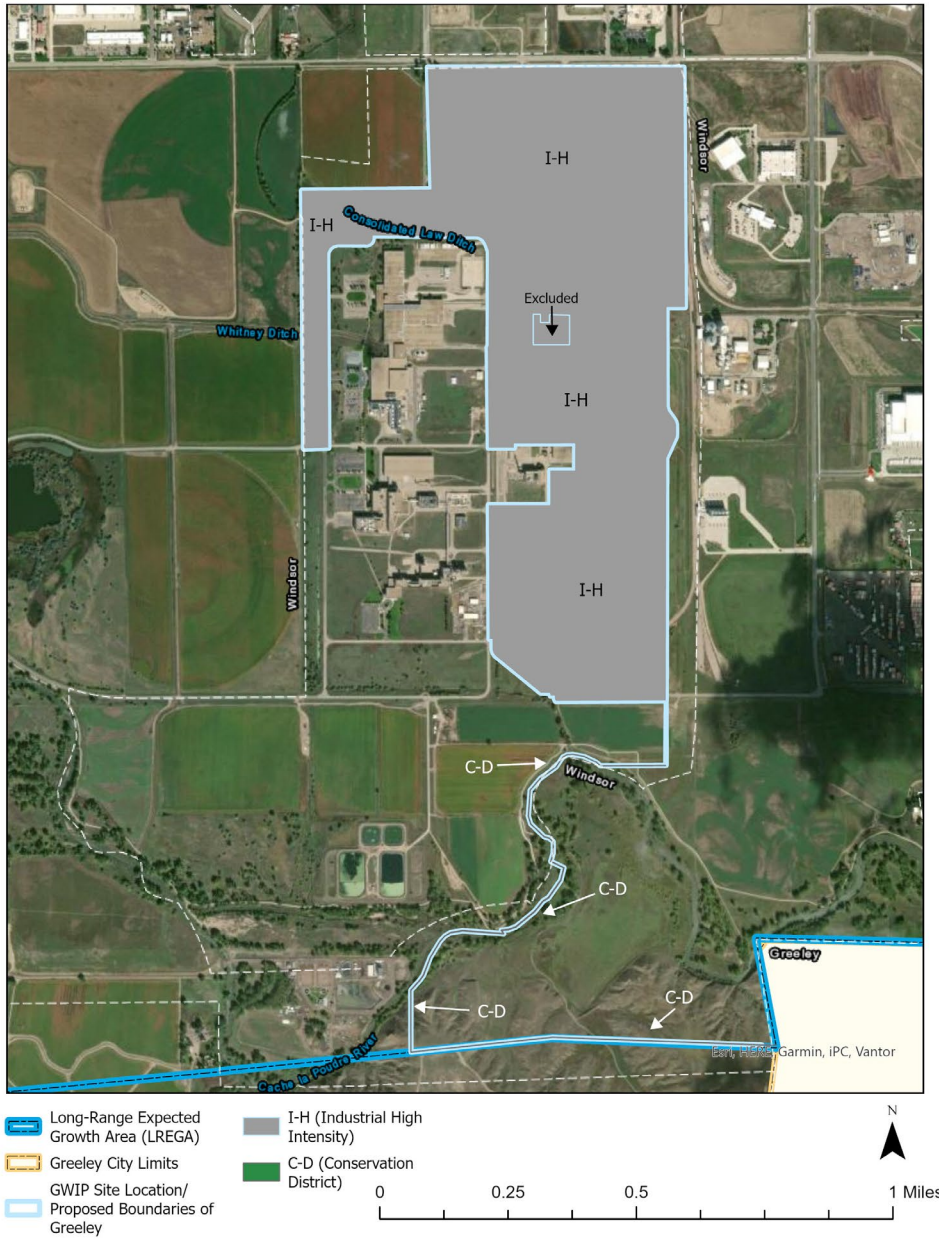
Recommendation

- Community Development recommends approval

Proposed Zoning

I-H & C-D

GWIP/BROE Site Boundary



Establishment of Zoning Considerations

Approval Criteria

- Rezone Criteria – 24-204.b Nine Criteria Used to Evaluate Rezoning applications
- The proposed Establishment of Zoning is consistent with the criteria as outlined in your Summary

Notification

- Notice letters sent to property owners
- Signs posted on property
- Web and published notification provided

Recommendation

- Community Development recommends approval

Thank you

City of Greeley Colorado

Motion – Serial Annexation

Recommended (Approval)

- Annexation No. 1
  - Based on the application received and the preceding analysis, the Planning Commission finds that the request for annexation meets the approval criteria found in Section 24-214.b.2(a-e) and recommends approval of the Great Western Industrial Park (GWIP) Serial Annexation No. 1 to City Council.
- Annexation No. 2
  - Based on the application received and the preceding analysis, the Planning Commission finds that the request for annexation meets the approval criteria found in Section 24-214.b.2(a-e) and recommends approval of the Great Western Industrial Park (GWIP) Serial Annexation No. 2 to City Council.
- Annexation No. 3
  - Based on the application received and the preceding analysis, the Planning Commission finds that the request for annexation meets the approval criteria found in Section 24-214.b.2(a-e) and recommends approval of the Great Western Industrial Park (GWIP) Serial Annexation No. 3 to City Council.

Motion – Serial Annexation

Recommended (Approval)

- Annexation No. 4
  - Based on the application received and the preceding analysis, the Planning Commission finds that the request for annexation meets the approval criteria found in Section 24-214.b.2(a-e) and recommends approval of the Great Western Industrial Park (GWIP) Serial Annexation No. 4 to City Council.
- Annexation No. 5
  - Based on the application received and the preceding analysis, the Planning Commission finds that the request for annexation meets the approval criteria found in Section 24-214.b.2(a-e) and recommends approval of the Great Western Industrial Park (GWIP) Serial Annexation No. 5 to City Council.
- Annexation No. 6
  - Based on the application received and the preceding analysis, the Planning Commission finds that the request for annexation meets the approval criteria found in Section 24-214.b.2(a-e) and recommends approval of the Great Western Industrial Park (GWIP) Serial Annexation No. 6 to City Council.

Motion – Serial Annexation

Recommended (Approval)

- Annexation No. 7
  - Based on the application received and the preceding analysis, the Planning Commission finds that the request for annexation meets the approval criteria found in Section 24-214.b.2(a-e) and recommends approval of the Great Western Industrial Park (GWIP) Serial Annexation No. 7 to City Council.
- Annexation No. 8
  - Based on the application received and the preceding analysis, the Planning Commission finds that the request for annexation meets the approval criteria found in Section 24-214.b.2(a-e) and recommends approval of the Great Western Industrial Park (GWIP) Serial Annexation No. 8 to City Council.
- Annexation No. 9
  - Based on the application received and the preceding analysis, the Planning Commission finds that the request for annexation meets the approval criteria found in Section 24-214.b.2(a-e) and recommends approval of the Great Western Industrial Park (GWIP) Serial Annexation No. 9 to City Council.

Motion – Serial Annexation

Recommended (Approval)

- Annexation No. 10
  - Based on the application received and the preceding analysis, the Planning Commission finds that the request for annexation meets the approval criteria found in Section 24-214.b.2(a-e) and recommends approval of the Great Western Industrial Park (GWIP) Serial Annexation No. 10 to City Council.
- Annexation No. 11
  - Based on the application received and the preceding analysis, the Planning Commission finds that the request for annexation meets the approval criteria found in Section 24-214.b.2(a-e) and recommends approval of the Great Western Industrial Park (GWIP) Serial Annexation No. 11 to City Council.
- Annexation No. 12
  - Based on the application received and the preceding analysis, the Planning Commission finds that the request for annexation meets the approval criteria found in Section 24-214.b.2(a-e) and recommends approval of the Great Western Industrial Park (GWIP) Serial Annexation No. 12 to City Council.

Motion – Serial Annexation

Recommended (Approval)

- Annexation No. 13
  - Based on the application received and the preceding analysis, the Planning Commission finds that the request for annexation meets the approval criteria found in Section 24-214.b.2(a-e) and recommends approval of the Great Western Industrial Park (GWIP) Serial Annexation No. 13 to City Council.
- Annexation No. 14
  - Based on the application received and the preceding analysis, the Planning Commission finds that the request for annexation meets the approval criteria found in Section 24-214.b.2(a-e) and recommends approval of the Great Western Industrial Park (GWIP) Serial Annexation No. 14 to City Council.
- Annexation No. 15
  - Based on the application received and the preceding analysis, the Planning Commission finds that the request for annexation meets the approval criteria found in Section 24-214.b.2(a-e) and recommends approval of the Great Western Industrial Park (GWIP) Serial Annexation No. 15 to City Council.

Motion – Zoning

Recommended (Approval)

- Based on the application received and the preceding analysis, the Planning Commission finds that the request for an establishment of zoning meets the approval criteria found in Section 24-204.b.(1-9) and recommends approval of the establishment of zoning to City Council.

Review Criteria – Annexations

1.	**The proposed annexation is in conformance with the Comprehensive Plan.**
	Annexation of the subject property furthers Greeley's goals and visions set forth in the Three-Mile Plan and the Imagine Greeley Comprehensive Plan ("Comprehensive Plan"). The Three-Mile Plan includes conceptual maps showing projected land uses, parks, natural areas, transportation infrastructure, and water and sewer extensions for the subject property and adjacent 400+ acre property located in unincorporated Weld County owned by GlobalAI (Colorado) LLC and known as the "Carestream Site." The Comprehensive Plan expressly states that "growth north of the Cache la Poudre River is desirable and efforts should be proactively pursued, such as water infrastructure and services, to expedite resolution of development challenges in this area of the community." Comprehensive Plan, p. 42. The proposed annexation provides the first step in accomplishing this vision and provides contiguity by which adjacent properties in unincorporated Weld County, like the Carestream Site, could utilize to one day annex into Greeley. See response on pages 6-7 for additional information regarding the annexation's conformance with the Comprehensive Plan.

Review Criteria – Annexations

2.	**The proposed annexation promotes geographical balance of the City's land use pattern**
	The proposed rezoning requested for the properties subject to the proposed annexation will promote geographical balance of the City's land use pattern. The properties within Annexation Nos. 1-8, which are adjacent to the Cache La Poudre River, will remain undeveloped and zoned within the Conservation District to align with the floodplain designation and habitat along the Cache La Poudre River. The properties within Annexation Nos. 9-15 will be zoned within the Industrial High Intensity zoning district to align with the existing development on the properties and allow for future industrial development compatible with surrounding properties. The proposed annexation will compliment and extend the City's existing land use pattern.

Review Criteria – Annexations

3.	**Adequate services are or will be available to support the development expected to result from the proposed annexation.**
	Adequate public services and facilities are or will be available to support the development expected to result from the proposed annexation. Greeley currently provides extraterritorial treated water service to the properties subject to this annexation pursuant to the Outside of City Treated Water Service Agreement dated February 5, 2020 by and between the City and Windsor Renewal I, LLC. The Town of Windsor provides wastewater service to the properties, while all stormwater drainage is privately managed onsite. Following annexation, the applicant anticipates that Greeley will continue to provide treated water and will replace Windsor as the wastewater service provider. In connection with future development of the properties subject to the annexations, the applicant or owner will adhere to all development impact fee requirements set forth in Title 6, Chapter 15 of the Code to ensure there are sufficient police, fire, park, trails, storm drainage, and transportation services and facilities available to serve the property.

Review Criteria – Annexations

4.	**The proposed annexation provides for a continual and rational boundary.**
	Compliance with the Annexation Act's contiguity requirements set forth in C.R.S. § 31-12-104(1)(a) by each annexation in this proposed serial annexation provides a: (1) continual extension of Greeley's municipal boundary; and (2) rebuttable presumption pursuant to C.R.S. § 31-12-104(1)(b) that a community of interest exists between the area proposed for annexation and Greeley, that the area is urban or will be urbanized in the near future, and that the area is integrated with or is capable or being integrated with Greeley. The expansion of Greeley's municipal boundaries to include property in which a community of interest exists, is integrated with Greeley, and Greeley is already providing water service is a rational extension of Greeley's municipal boundaries. Greeley currently provides extraterritorial treated water service to the subject property and adjacent properties in unincorporated Weld County, like the Carestream Site. Greeley has the existing water infrastructure and capacity to serve the subject property. Annexing the subject property (and potentially adjacent properties in the future) provides a rational extension of Greeley's municipal boundaries in an area where it is already providing services, and offers Greeley the added benefit of expanding its sales tax and revenue base. Greeley's proposed Arroyos Del Sol annexation is located generally south and further west than the proposed annexation. The southern portion of the proposed annexation and the northern portion of the Arroyos Del Sol annexation are separated only by a 10-foot strip of the Carestream Site located in unincorporated Weld County (not Windsor). Annexation of the subject property reflects a rational extension of Greeley's municipal boundaries in that it is consistent with Greeley's pattern of westward expansion, in conformance with Greeley's land planning policies set forth in the Three-Mile Plan and Comprehensive Plan, and provides the opportunity for Greeley to expand its sales tax and revenue base. Annexation of the subject property furthers Greeley's goals and visions set forth in the Three Mile Plan and the Comprehensive Plan. The Three Mile Plan includes conceptual maps showing projected land uses, parks, natural areas, transportation infrastructure, and water and sewer extensions for the subject property and adjacent 400+-acre property located in unincorporated Weld County owned by GlobalAI (Colorado) LLC and known as the "Carestream Site." The Comprehensive Plan expressly state that "growth north of the Cache la Poudre River is desirable and efforts should be proactively pursued, such as water infrastructure and services, to expedite resolution of development challenges in this area of the community." Comprehensive Plan, p. 42. The proposed annexation provides the first step in accomplishing this vision and provides contiguity by which adjacent properties in unincorporated Weld County, like the Carestream Site, could utilize to one day annex into Greeley.

Review Criteria – Annexations

5.	**The proposed annexation is needed to accommodate future land use requirements.**
	The proposed annexation is necessary to accommodate future development that will create numerous jobs, economic benefits and an increased tax base for the benefit of the City. Development of the properties subject to the annexation within the Town of Windsor and/or unincorporated Weld County is not feasible.

Review Criteria – Zoning

1.	**The proposal is in accordance with the goals and objectives of the Comprehensive Plan and any other plan, policy or guidance adopted pursuant to that plan.**
	Imagine Greeley Comprehensive Plan's ("Comprehensive Plan") Land Use Guidance Map does not currently include the subject property. However, Greeley's Three-Mile Plan was recently updated to establish land uses for potential areas for annexation beyond the existing growth boundaries. The Three-Mile Plan proposes future land uses of Parks, Open Spaces, and Natural Areas for much of the subject property comprising Annexation Nos. 1-8 and Commercial, Employment, and Industrial for the portions of the subject property comprising Annexation Nos. 9-15. The Comprehensive Plan indicates an annexation should show it meets its identified goals and objectives and 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" (Objective GC-1.5). Comprehensive Plan, p. 43. Annexation of the properties is consistent with this stated objective, and inclusion into Greeley addresses numerous components of the Comprehensive Plan. The proposed zoning of the properties comprising Annexation Nos. 1-8 within the Conservation District is consistent with the guidance set forth in the Three-Mile Plan and Comprehensive Plan. The proposed Conservation District zoning furthers the Comprehensive Plan's goals and policies to ensure these properties located along the Cache La Poudre River will remain primarily undeveloped. The proposed zoning will advance Comprehensive Plan Objective NR-3.5 Preservation of Natural Area, which seeks to "protect important natural areas, native wildlife habitat, vistas, and other significant or environmentally sensitive lands" and "develop mechanisms to ensure that natural areas are preserved as development occurs." Comprehensive Plan, p. 70. Because a good portion of the properties comprising Annexation Nos. 1-8 are located within the floodway, designating the properties for uses that are not associated with development is also aligned with Objective PS-1.1 to prohibit development in the floodway. Comprehensive Plan, p. 78. The proposed zoning of the properties comprising Annexation Nos. 9-15 within the Industrial High Intensity zoning district is consistent with the guidance set forth in the Three-Mile Plan and a number of important goals and policies set forth in the Comprehensive Plan that seek to promote economic development within Greeley. The Comprehensive Plan calls for the expansion of the Long Range Expected Growth Area, and particularly, Comprehensive Plan Objective GC-1.4 states that "growth north of the Cache la Poudre River is desirable and efforts should be proactively pursued." Comprehensive Plan, p. 42. The proposed zoning of the subject properties to the Industrial High Intensity zoning district will allow for industrial development within Greeley that will in turn create a wide range of employment opportunities for Greeley citizens and generate tax and other revenue sources for Greeley. The proposed zoning furthers the Comprehensive Plan's economic development and growth related goals and objectives seeking to "promote a healthy, progressive, and competitive local economy" (Comprehensive Plan Goal ED-1), support "desired economic sectors and a diverse local economy" (Comprehensive Plan Goal ED-2), and attract and maintain "an employed, skilled, and adaptable workforce" (Comprehensive Plan Goal ED-3). Comprehensive Plan, pp. 24-26. In addition, zoning the property within the Industrial High Intensity zoning district will further the Comprehensive Plan's goals of providing a strategic location "for business and industry on the Land Use Guidance map" (Comprehensive Plan Objective ED-2.6), encouraging a growing tax base (Comprehensive Plan Objective ED-1.2) and diverse employment base that assures "stability in times of economic change" (Comprehensive Plan Objective ED-1.4), and providing economic opportunities and jobs that are inclusive of and attract a diverse workforce (Comprehensive Plan Objective ED-3.1). Comprehensive Plan, pp. 24, 26. Finally, it will "support the community by encouraging development that expands opportunities for people who live and work in Greeley" (Comprehensive Plan Objective GC-2.2). Comprehensive Plan, p. 44. Importantly, development of the properties subject to Annexation Nos. 9-15 will be served by adequate public facilities and services by Greeley (Comprehensive Plan Goal IN-1). Comprehensive Plan, p. 62.

Review Criteria – Zoning

2.	**The proposal can fulfill the intent of the zoning district considering the relationship to surrounding areas.**
	Per Code Table 24-4-1, the Conservation District is “intended to provide a zoning classification for commercial mineral deposits, the floodway, farming, parks and permanent open space. It is a non-development district that can provide productive uses without significant building and infrastructure investment, or generates value to surrounding development through ecological, recreation, or aesthetic services on the land.” The properties comprising Annexation Nos. 1-8 are primarily located adjacent to the Cache La Poudre River, with portions also located within the flood zone. These properties will remain largely undeveloped, but for potential public infrastructure improvements. Zoning these properties within the Conservation District will further the intent of the Conservation District by ensuring the land remains undeveloped, protecting the natural environment and habitat along the Cache La Poudre River, and providing ecological, recreation, and aesthetic benefits to neighboring, developed properties. Per Code Table 24-4-1 the Industrial High Intensity zoning district “provides for the broadest scope of manufacturing and distribution uses that are not compatible with residential or commercial activity due to the scale, operation, intensity or impacts of activities, or due to the high level of transportation access and support infrastructure required of the business.” The applicant has previously developed portions of the properties comprising Annexation Nos. 9-15 in accordance with the existing I-1 (Light Industrial) zone district in the County. Zoning these properties within Greeley’s Industrial High Intensity zoning district will align with the existing development on the properties, complement the existing industrial zoning and development of neighboring properties, and allow for future industrial development compatible with surrounding properties that will generate employment opportunities and taxes in Greeley, all of which will further the intent of the Industrial Hight Intensity zoning district.

Review Criteria – Zoning

3.	**Whether the area changed, or is it changing to such a degree that it is in the public interest to rezone the subject property to encourage development or redevelopment of the area.**
	The subject property's annexation to Greeley constitutes a significant change that warrants a rezoning. As discussed above, C.R.S. Section 31-12-115 and Code Section 24-214.c.4 require Greeley zone the subject property in connection with annexation to Greeley. The rezoning of the properties will advance the public interest by ensuring the protection of natural habitat and floodways along the Cache La Poudre River, while encouraging industrial development within a heavy industrial area.
4.	**Whether the existing zoning been in place for a substantial time without development, and if this indicates the existing zoning is inappropriate given development trends in the vicinity.**
	The properties' existing industrial zoning dates back to the 1970s. The applicant has developed portions of the properties in accordance with the existing I-1 (Light Industrial) zone district in the County. Industrial development and operations continue to thrive on the properties to the north, east, and west of the subject property, indicating that the proposed Industrial High Intensity zoning for the properties subject to Annexation Nos. 9-15 is appropriate. The properties subject to Annexation Nos. 1-8 are undeveloped and will remain primarily undeveloped given the proximity to the Cache La Poudre River. As such, the proposed Conservation District for these properties is appropriate.

Review Criteria – Zoning

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.**
	The proposed Industrial High Intensity zoning for the properties subject to Annexation Nos. 9-15 enables development consistent in character with the existing industrial development on the subject property and surrounding industrial development. The surrounding land uses and zoning include: The properties to the north of the subject property are located within the Town of Windsor's Heavy Industrial, Limited Industrial, and Residential Mixed Use-Two zone districts. The northern properties subject to the Town of Windsor's Heavy Industrial and Limited Industrial zone districts are currently developed with industrial uses, while the properties subject to the Town of Windsor's Residential Mixed Use-Two zone district are currently undeveloped. The properties to the east of the subject property are primarily located within the Great Western Industrial Park, zoned within the Town of Windsor's Heavy Industrial zone district, and developed with a range of heavy industrial uses. The properties to the south of the subject property include the County's I-1 (Light Industrial) zone district and the Town of Windsor's Recreation and Open Lands zone district along the Cache La Poudre River. Portions of the properties subject to the County's I-1 (Light Industrial) zone district are developed with a range of industrial uses, while the property along the Cache La Poudre River remains undeveloped. The properties to the west of the subject property are within the Town of Windsor's Residential Mixed Use-Two zone district and the County's I-1 (Light Industrial) zone district. The properties within the County's I-1 (Light Industrial) zone district are developed and utilized for industrial uses. The properties within the Residential Mixed Use-Two zone district are owned by an affiliate of the applicant. These properties are currently undeveloped. The applicant and its affiliate consider the proposed zoning of the subject property to the Industrial High Intensity zoning district consistent and compatible with the overall plan for development of the properties within the Residential Mixed Use-Two zone district. The proposed Conservation District zoning for the properties subject to Annexation Nos. 1-8 will complement the undeveloped property south of the subject property and along the Cache La Poudre River to ensure this portion of the subject property remains primarily undeveloped and provide a buffer from lower intensity uses south of the subject property. The properties comprising Annexation Nos. 9-15 and proposed to be zoned within the Industrial High Intensity zoning district are improved with streets, buildings, and other infrastructure compatible and complementary with the industrial uses and development surrounding the subject property. As portions of the subject property are developed and/or redeveloped in accordance with the Industrial High Intensity zoning district in Greeley, the design of streets, buildings, civic spaces, and provision of open space will comply with all applicable requirements of the Code and Industrial High Intensity zoning district.

Review Criteria – Zoning

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.**
	Adequate public services and facilities are or will be available to support the development expected to result from the proposed annexation and zoning of the subject property. Greeley currently provides extraterritorial treated water service to the subject property pursuant to the Outside of City Treated Water Service Agreement dated February 5, 2020 by and between Greeley and Windsor Renewal I, LLC. The Town of Windsor provides wastewater service to the subject property, while all stormwater drainage is privately managed onsite. Following annexation, the applicant anticipates that Greeley will continue to provide treated water and will replace Windsor as the wastewater service provider. In connection with future development of the properties subject to the annexations, the applicant or owner will adhere to all development impact fee requirements set forth in Title 6, Chapter 15 of the Code to ensure there are sufficient police, fire, park, trails, storm drainage, and transportation services and facilities available to serve the property. Further details about the provision of services and facilities will be set forth in the future Annexation and Development Agreement between the applicant and Greeley.

Review Criteria – Zoning

7.	**The change will serve a community need, provide an amenity or accommodate development that is not possible under the current zoning or that was not anticipated at the time of the initial zoning of the property, making the proposed zoning more appropriate than the current zoning.**
	As noted above, the need to rezone the subject property stems from the annexation of the subject property to Greeley. Upon the effective date of the annexation, the subject property's existing County zoning will no longer be applicable. While the annexation itself will serve a community need by expanding Greeley's westerly boundary, making way for future annexations, and thereby increasing Greeley's tax and revenue base, the proposed zoning also positively impacts the community. The proposed Conservation District zoning for the properties subject to Annexation Nos. 1-8 will provide a community need by ensuring the land remains largely undeveloped, protecting the natural environment and habitat along the Cache La Poudre River, providing ecological, recreation, and aesthetic benefits to neighboring, developed properties, and buffering the industrial area from lower intensity uses. The proposed Industrial High Intensity zoning for the properties subject to Annexation Nos. 9-15 is generally consistent with the existing County zoning but provides more opportunities for industrial development, which will in turn allow additional job creation within Greeley. The development of industrial and heavy industrial sites within Greeley will provide a range of job opportunities for the citizens of Greeley and expand Greeley's sales tax and revenue base.

Review Criteria – Zoning

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.**
	Since the properties proposed to be zoned within the Conservation District will remain largely undeveloped, no negative impacts on the area or adjacent properties are anticipated. Portions of the properties proposed to be zoned within the Industrial High Intensity zoning district are already developed with industrial uses and surrounded by other heavy industrial uses in and around the Great Western Industrial Park. The proposed zoning is appropriate for this heavy industrial park and will ensure similar uses are grouped together to allow for shared infrastructure, which is consistent with sound planning, design, and engineering practices. The property proposed to be zoned Conservation District will provide a buffer to help mitigate negative impacts from the Great Western Industrial Park on properties to the south. The prospect of additional employment opportunities and increase to Greeley's sales tax and revenue base provide a public benefit that outweighs any existing or anticipated negative impacts.
9.	**The recommendations of professional staff or advisory review bodies.**
	City staff recommends approval of this establishment of zoning request.

C-D and I-H Zoning Allowed Uses

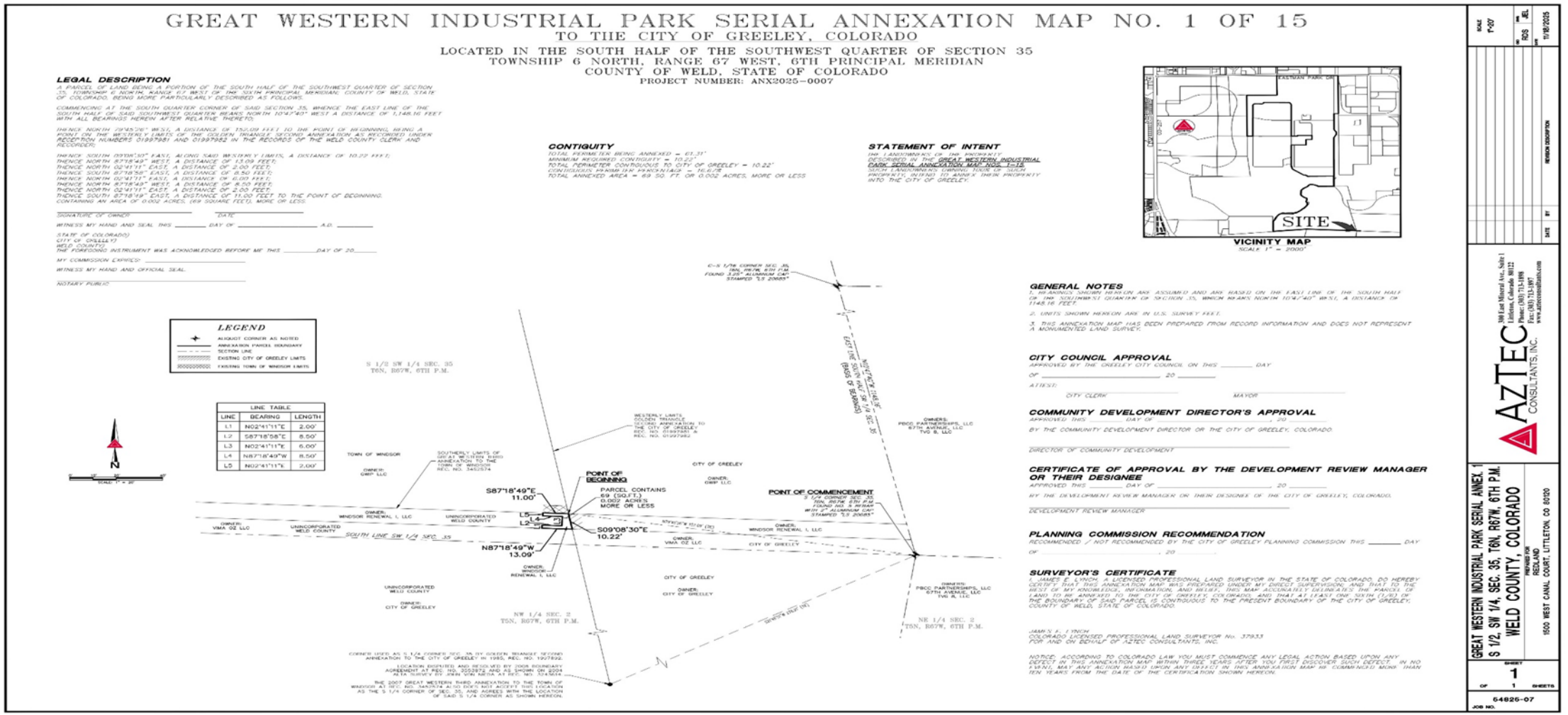
- C-D Zoning Permitted Uses by Right
  - Farming
- C-D Zoning Use by Special Review
  - Utilities – Lines over 33 KVA, overhead
  - Gravel & mineral extraction, batch plants

- I-H Zoning Permitted Uses by Right
  - Established Residential (all types)
  - Farming
  - Assembly
  - Cemeteries
  - Schools (Trade)
  - Transportation
  - Utilities
  - Adult Business
  - Auction House
  - Automobile
  - Childcare Home
  - Office
  - Retail – Outdoor flea market/swap
  - Commercial Services
  - Concrete/Asphalt Batch Plants
  - Crematoriums
  - Manufacturing
  - Natural Medicine
  - Warehousing/Storage
  - Waste Management
  - Water & Waste Water Treatment
  - Well drilling
  - Wireless Communication Facilities

- I-H Zoning Uses by Special Rev.
  - Transportation – Airport/Helipad
  - Utilities — General (towers over heights permitted by zone or large structures and cabinets)
  - Utilities – Lines over 33 KVA, overhead
  - Childcare Center, Preschool
  - Recreation — Outdoor large (lights or > 1.0 acre)
  - Recreation — Outdoor racetrack
  - Retail — General (3K—20K GLA)
  - Retail — Large (20K—100K GLA)
  - Retail — Warehouse (> 100K GLA)
  - Auto dismantling, junk & salvage yards
  - Foundries
  - Grain & feed elevators & supply
  - Livestock auctions
  - Manufacturing — Food & beverage major (3+ acres)
  - Manufacturing — Chemical plant
  - Manufacturing — Rendering, slaughter & packaging
  - Private smoking club
  - Waste management — Refuse & Transfer station

26

Serial Annexation No. 1



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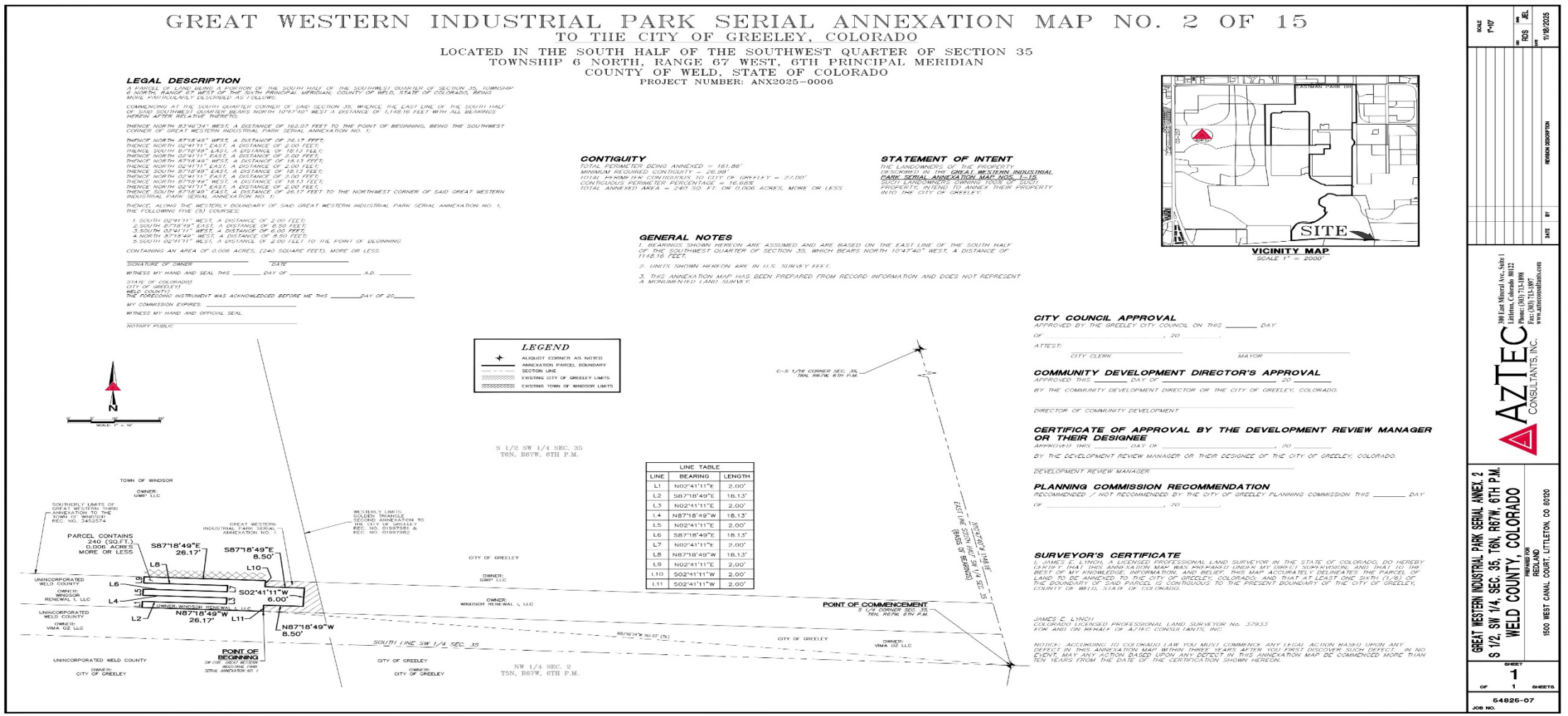

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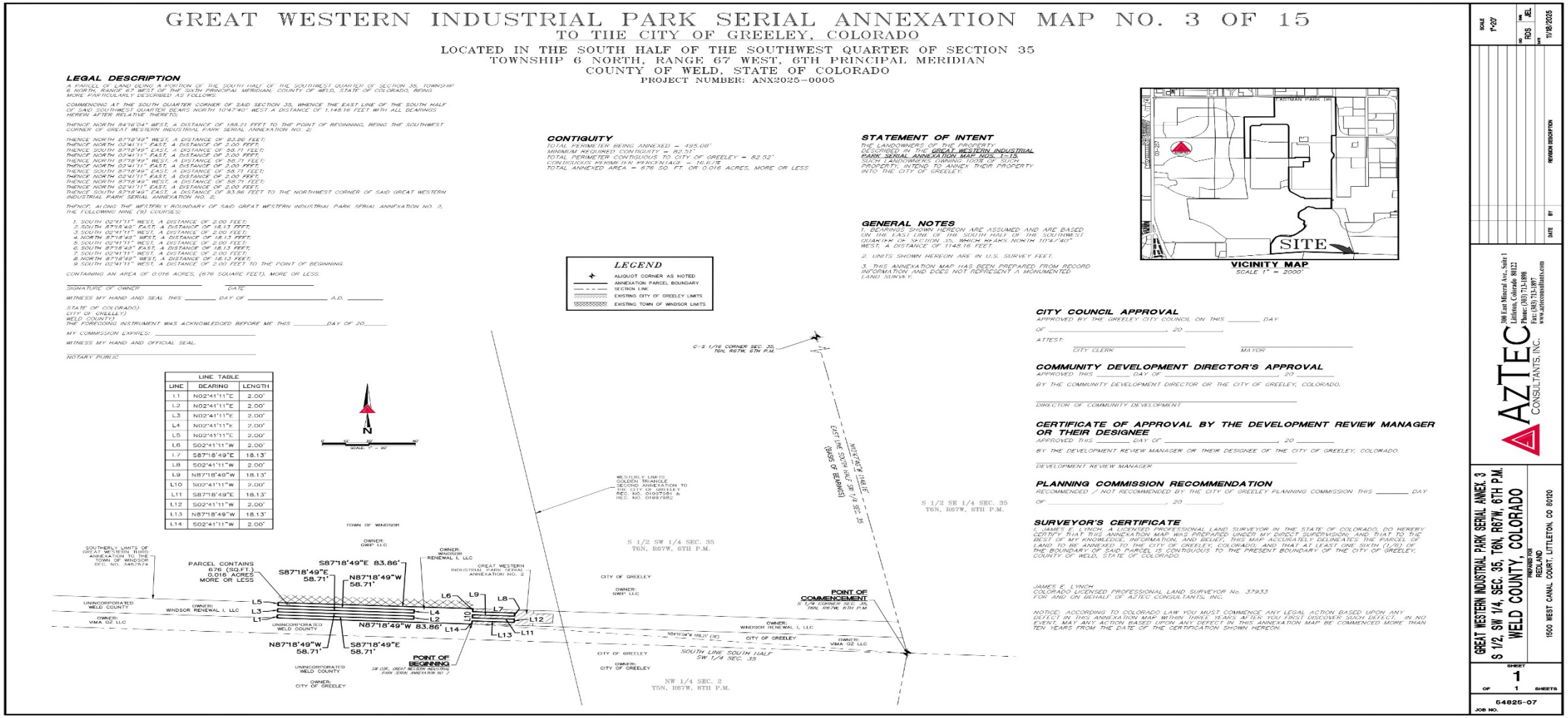

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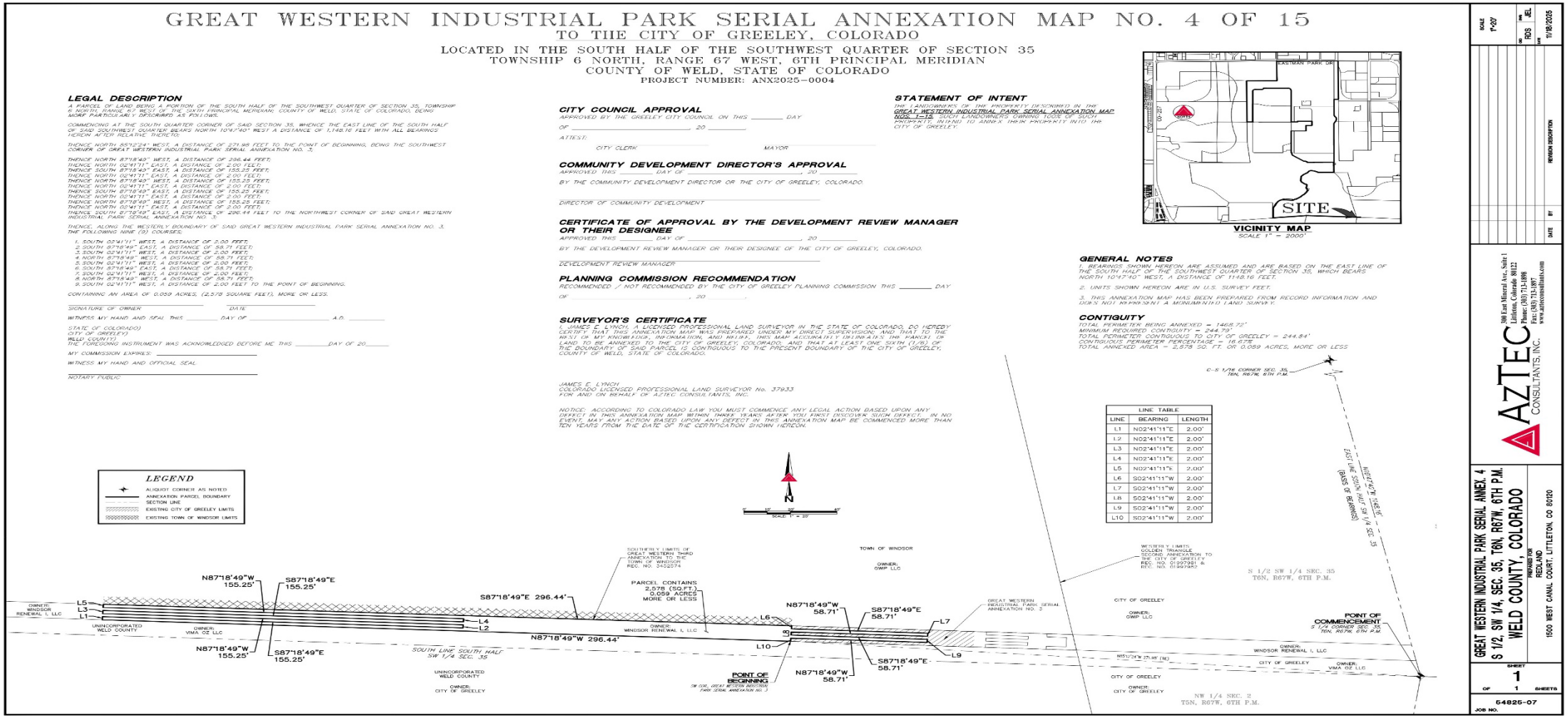

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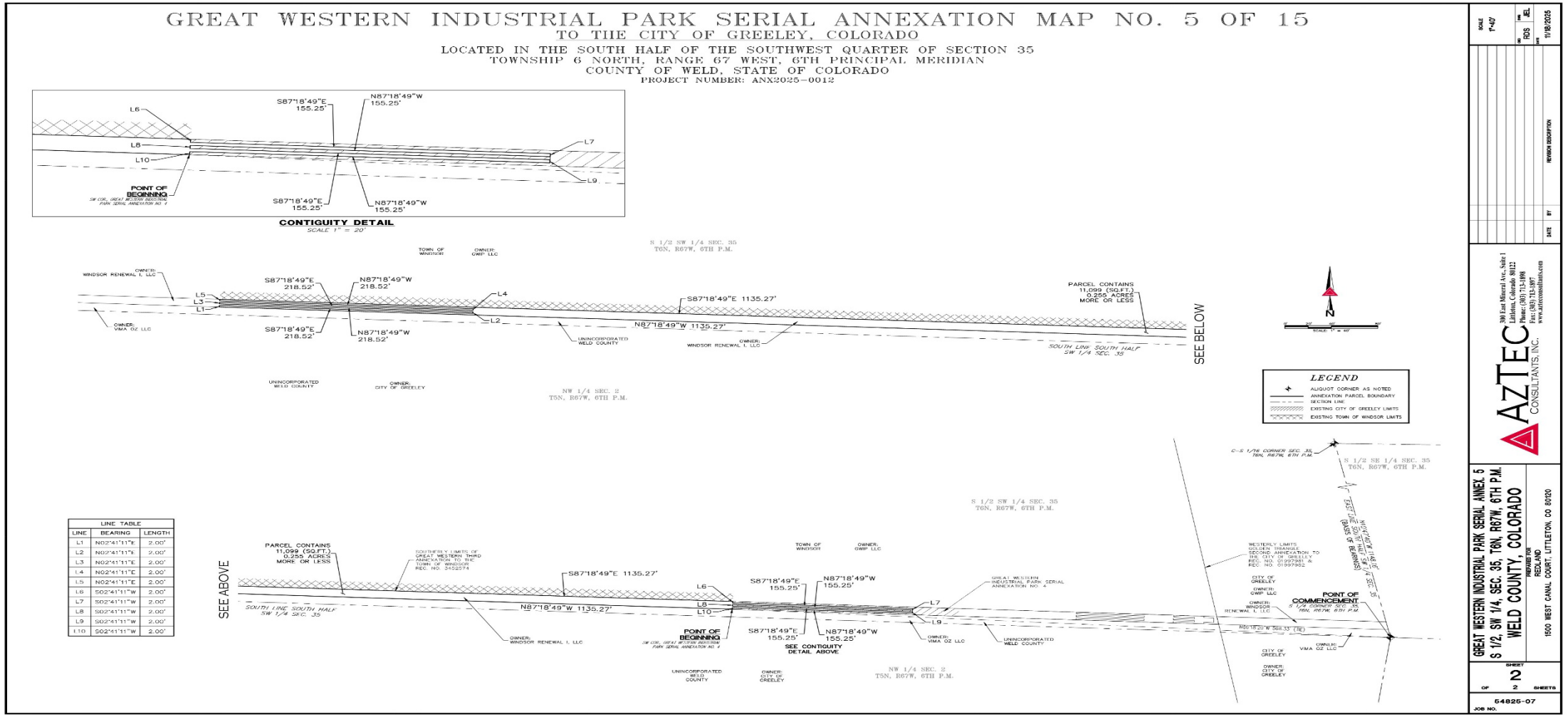

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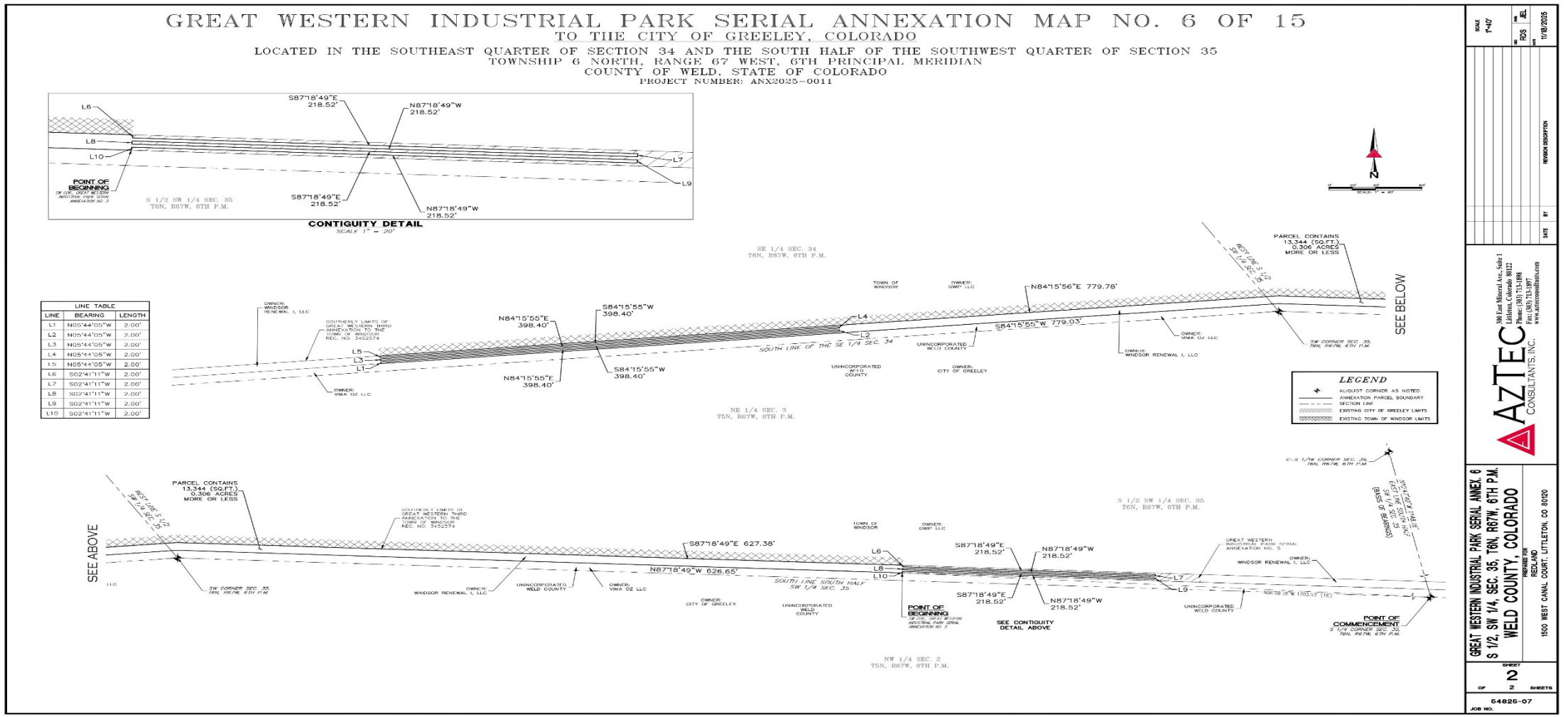

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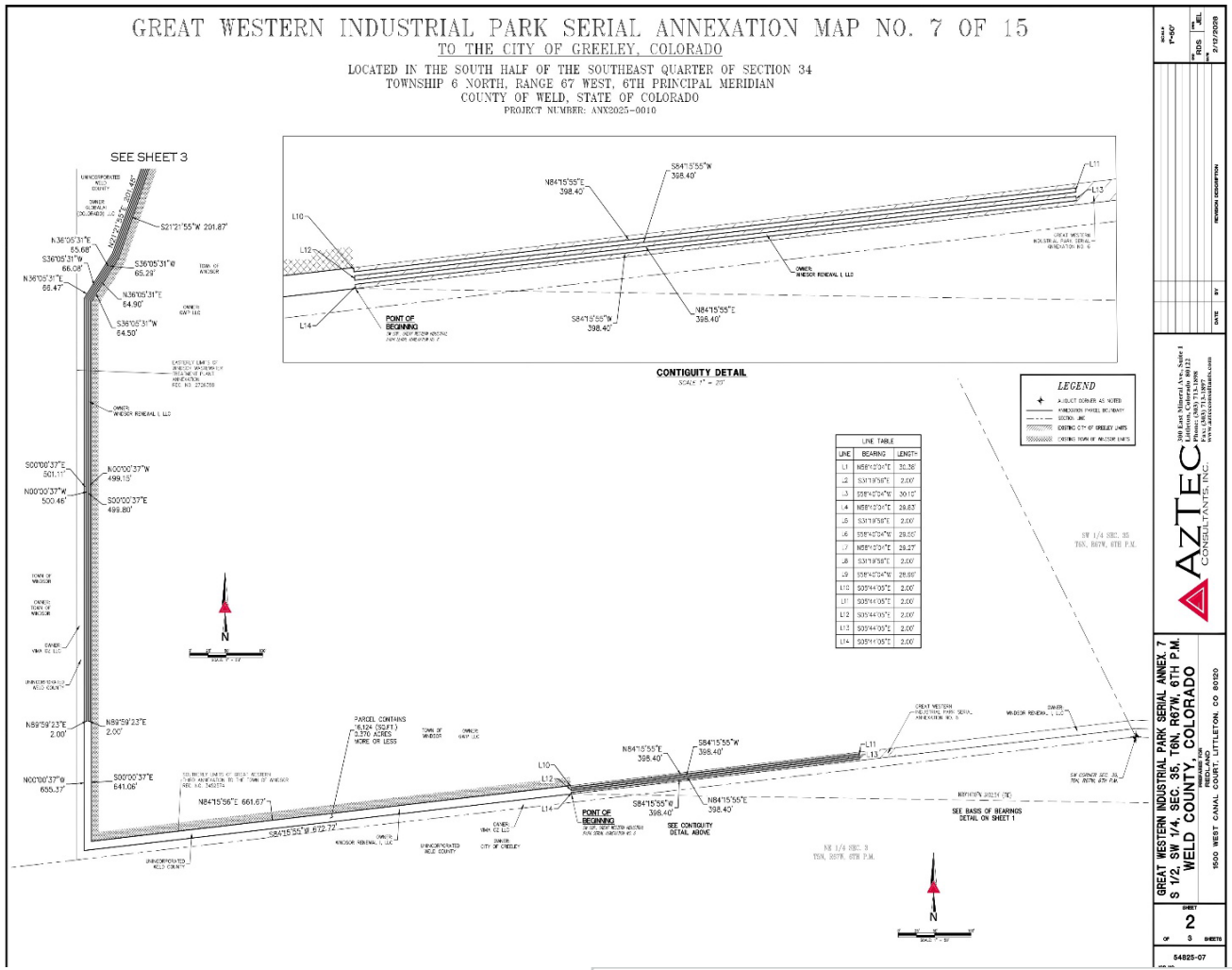

GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION MAP NO. 7 OF 15

TO THE CITY OF GREELEY, COLORADO

LOCATED IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 34
TOWNSHIP 6 NORTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN
COUNTY OF WELD, STATE OF COLORADO
PROJECT NUMBER: ANX2025-0010

SEE SHEET 3

CONTIGUITY DETAIL

LEGEND

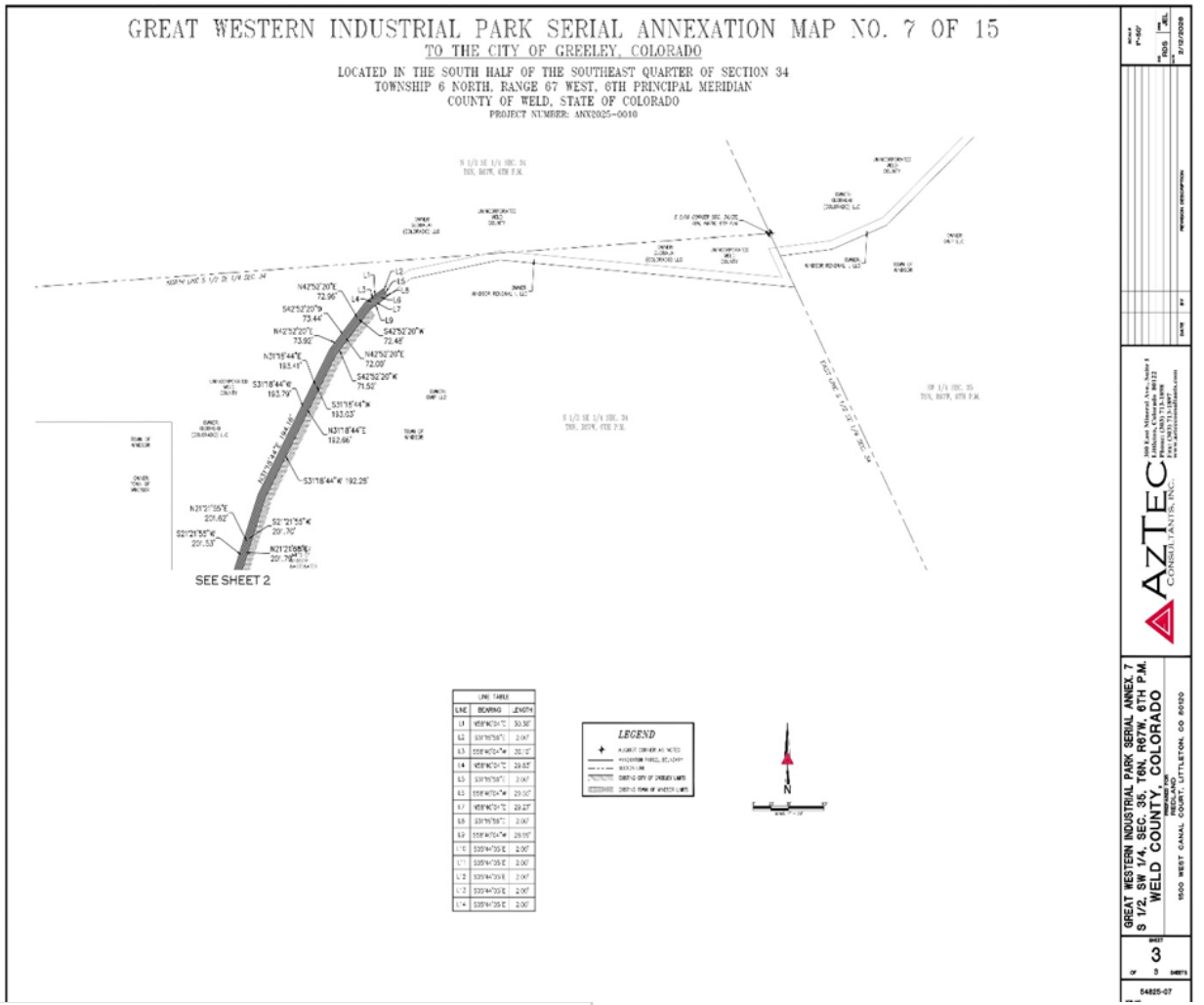
LINE TABLE		
LINE	BEARING	LENGTH
L1	N89°42'04"E	30.36'
L2	S31°18'56"E	2.00'
L3	S58°42'04"W	30.12'
L4	N89°42'04"E	29.63'
L5	S31°18'56"E	2.00'
L6	S58°42'04"W	29.55'
L7	N89°42'04"E	29.27'
L8	S31°18'56"E	2.00'
L9	S58°42'04"W	28.99'
L10	S05°44'05"E	2.00'
L11	S05°44'05"E	2.00'
L12	S05°44'05"E	2.00'
L13	S05°44'05"E	2.00'
L14	S05°44'05"E	2.00'

GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEX. 7
S 1/2, SW 1/4, SEC. 35, T6N, R67W, 6TH P.M.
WELD COUNTY, COLORADO

AZTEC CONSULTANTS, INC.

SHEET 2 OF 3 SHEETS

54825-07


GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION MAP NO. 7 OF 15

TO THE CITY OF GREELEY, COLORADO

LOCATED IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 34
TOWNSHIP 6 NORTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN
COUNTY OF WELD, STATE OF COLORADO
PROJECT NUMBER: ANX2025-0010

SEE SHEET 2

LEGEND

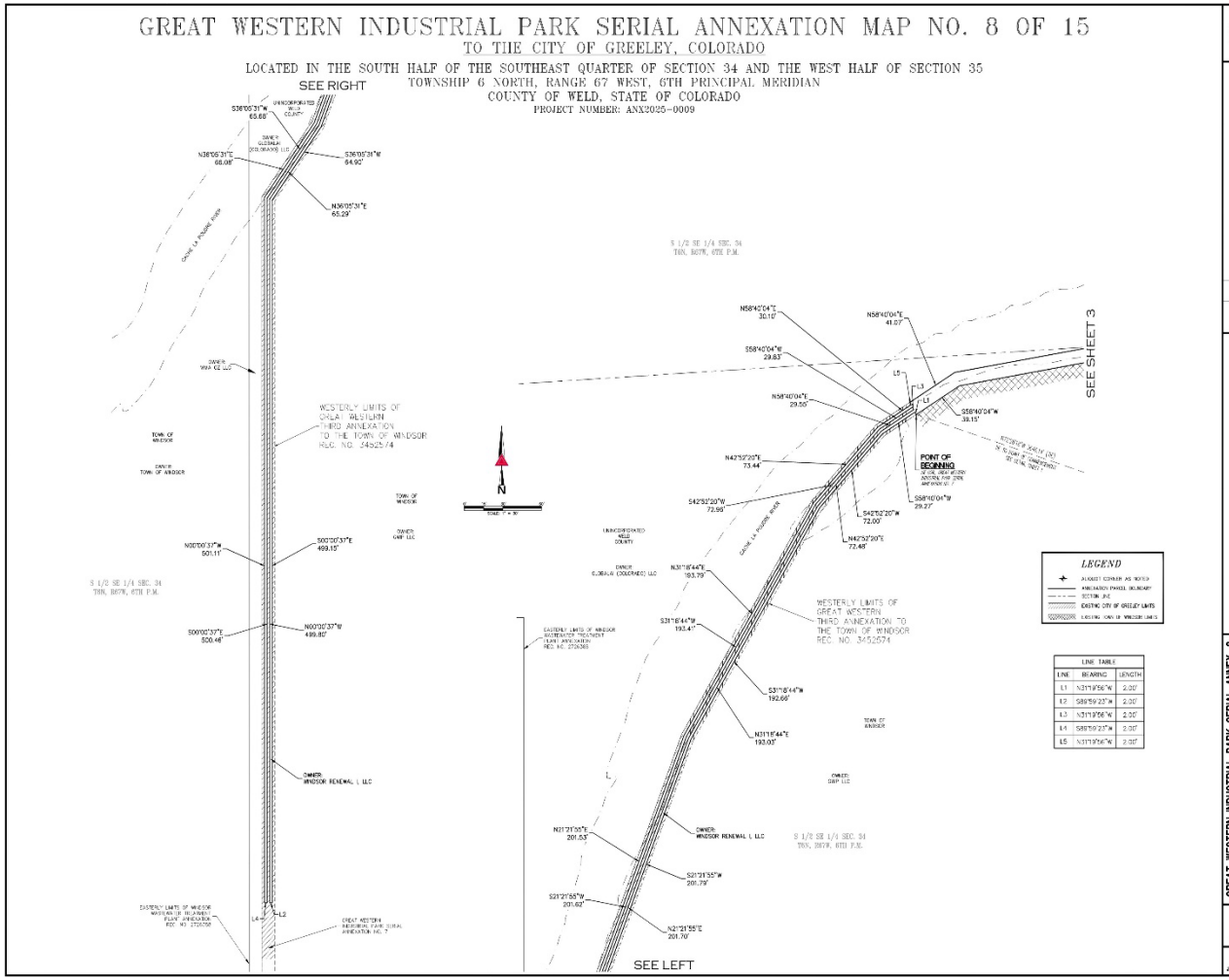
GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEX. 7
S 1/2, SW 1/4, SEC. 35, T6N, R67W, 6TH P.M.
WELD COUNTY, COLORADO

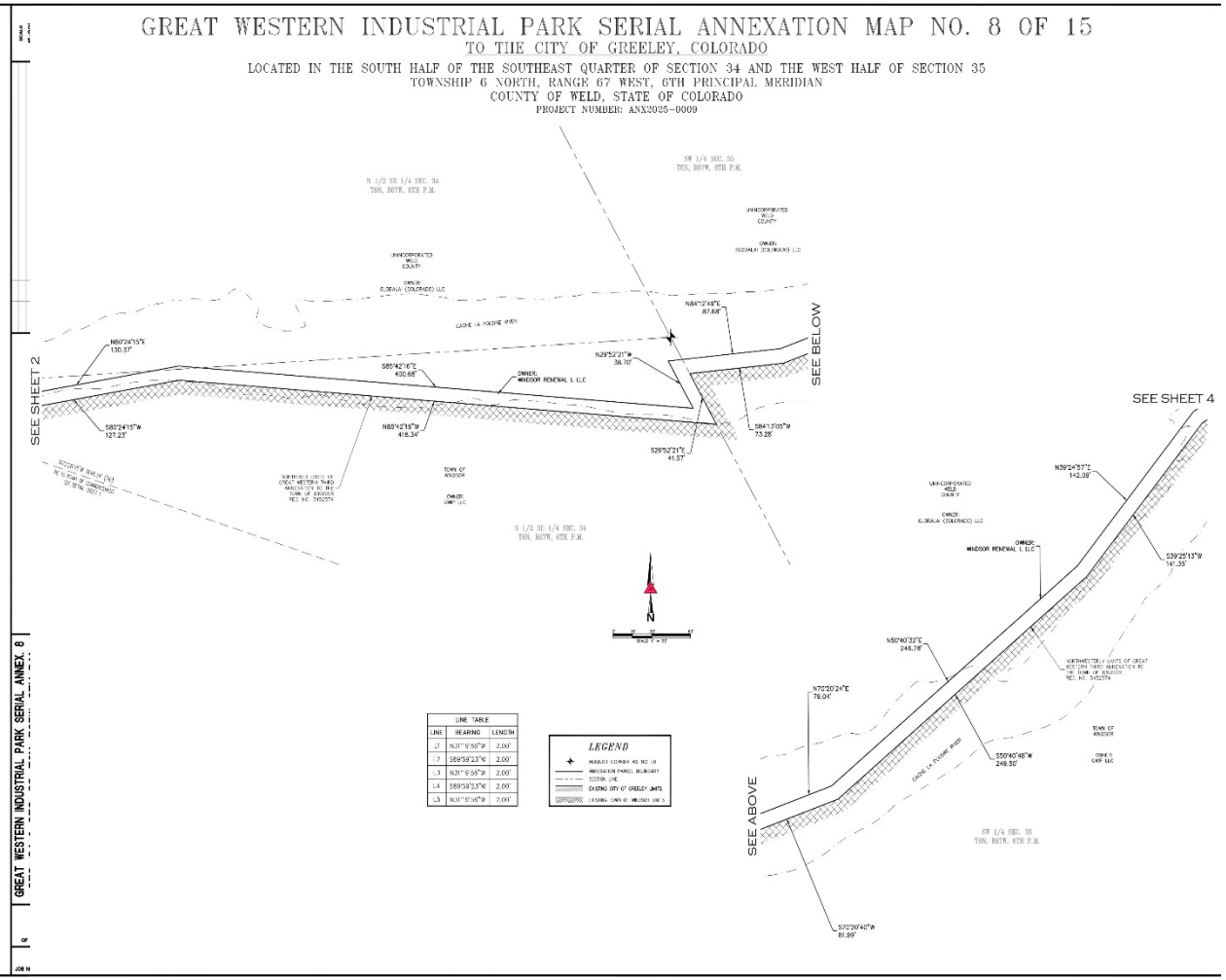
AZTEC CONSULTANTS, INC.

SHEET 3 OF 3 SHEETS

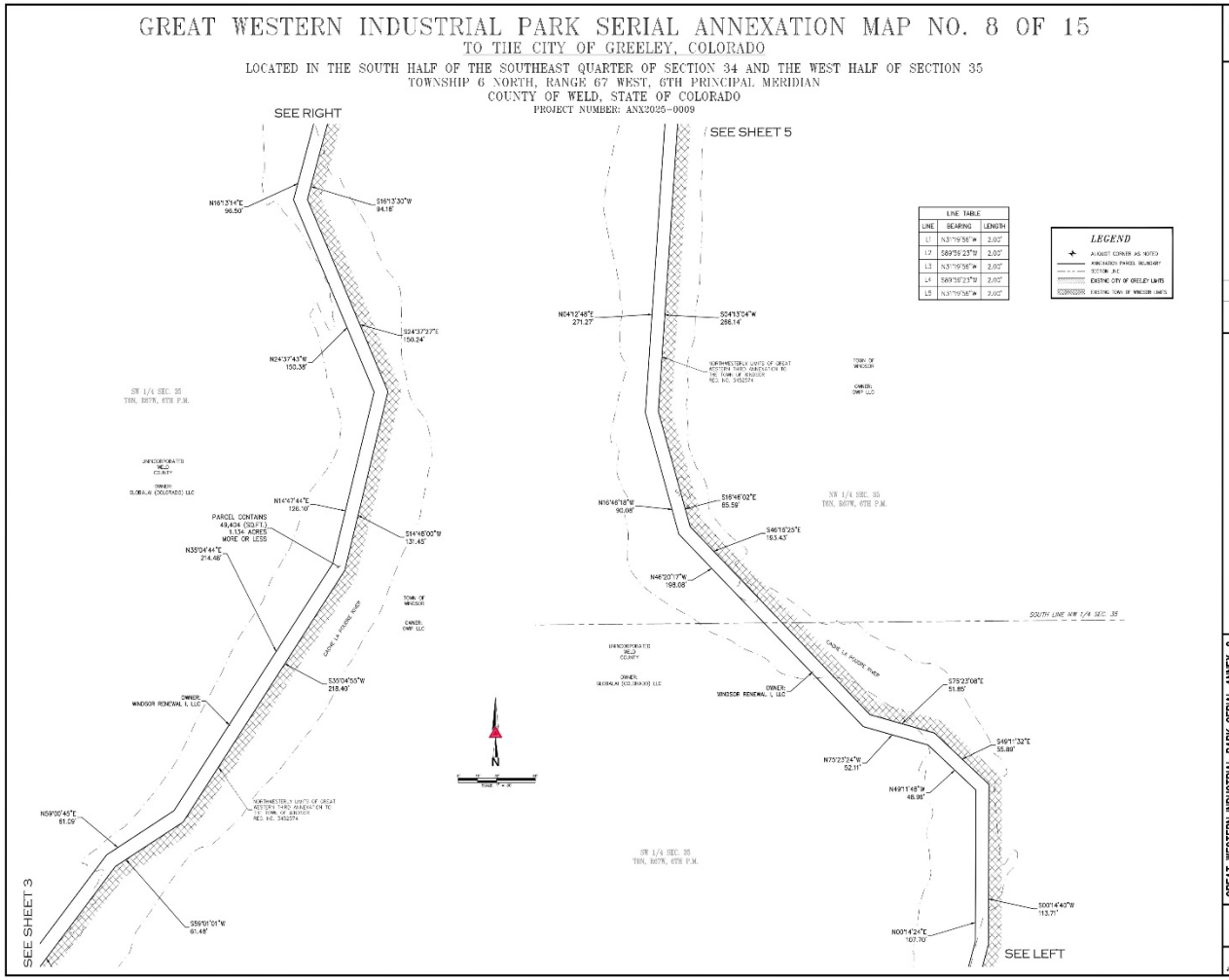
54825-07

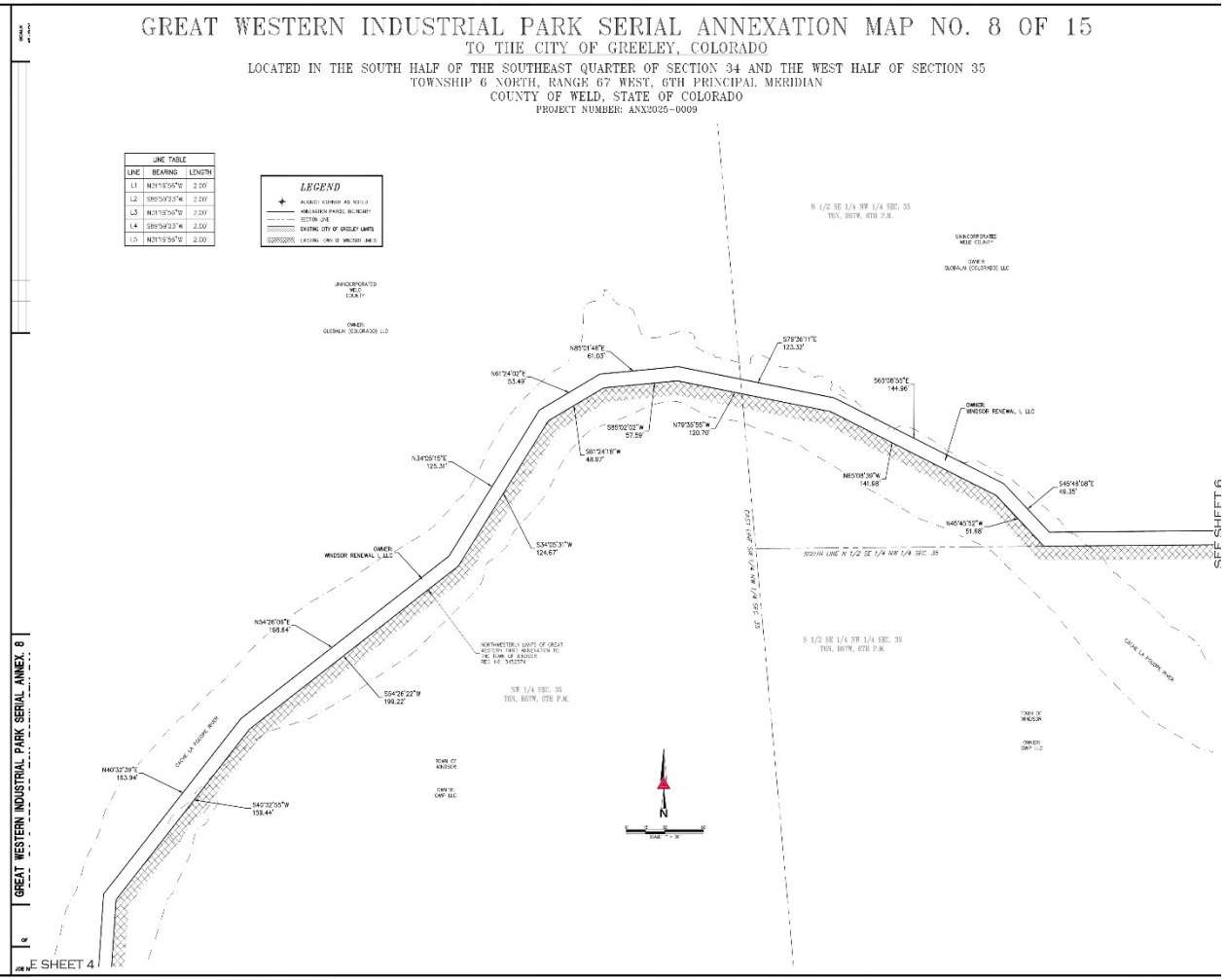
Serial Annexation No. 8



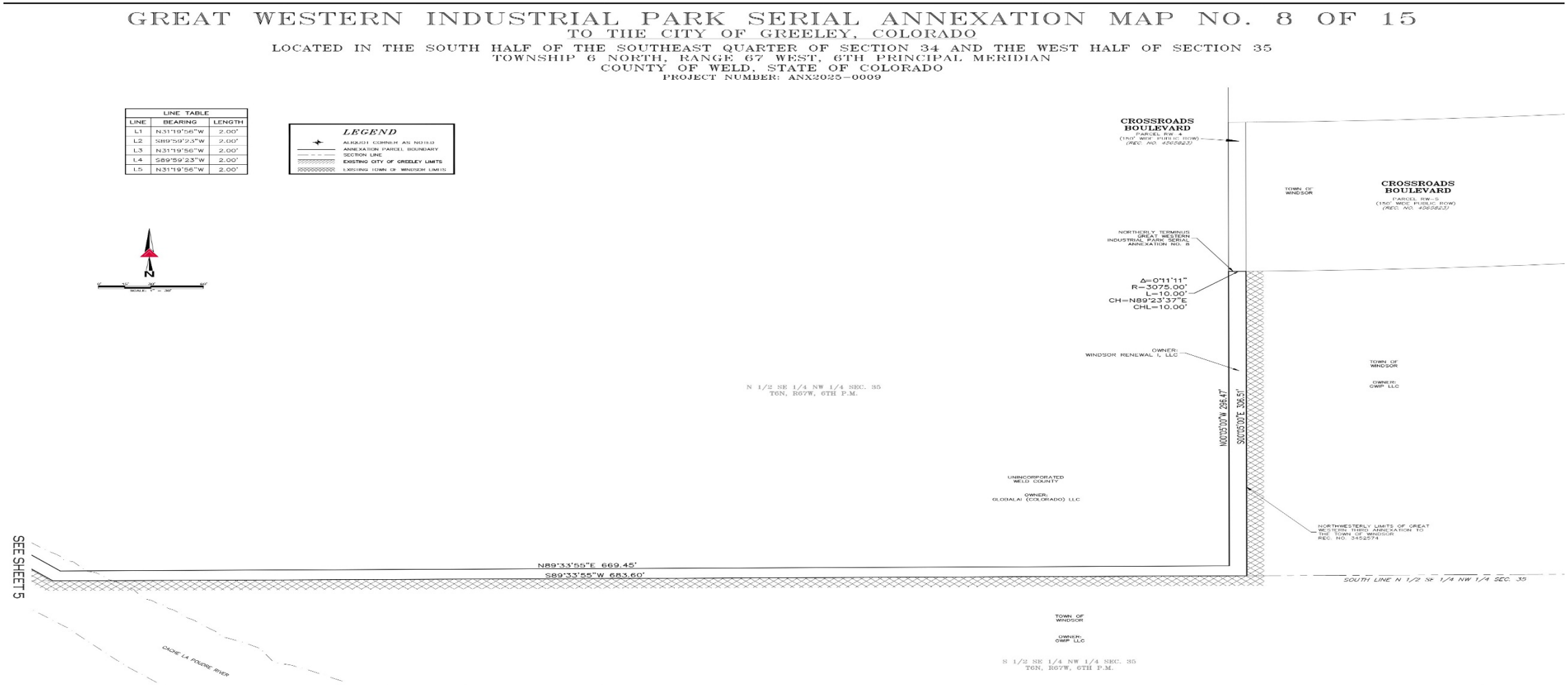


Serial Annexation No. 8





Serial Annexation No. 8



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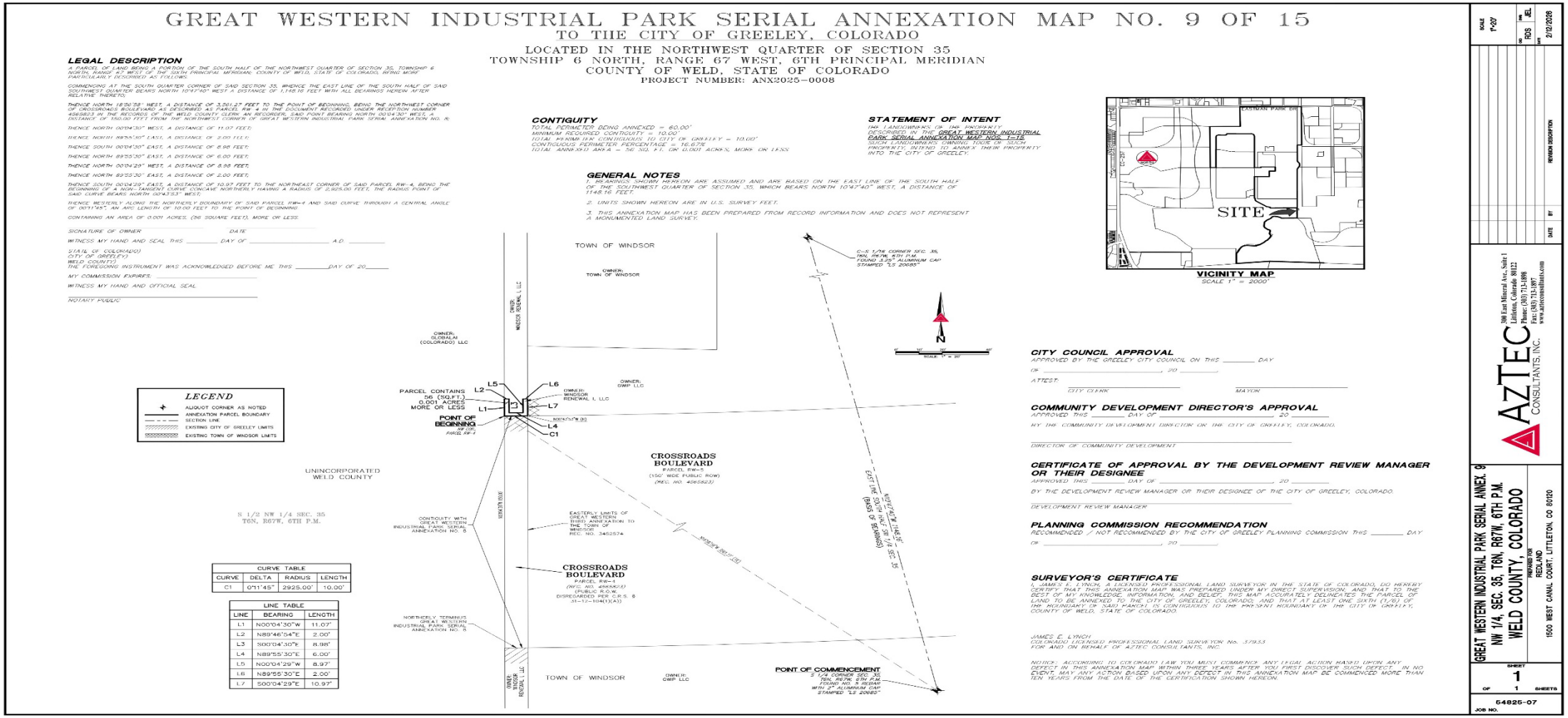
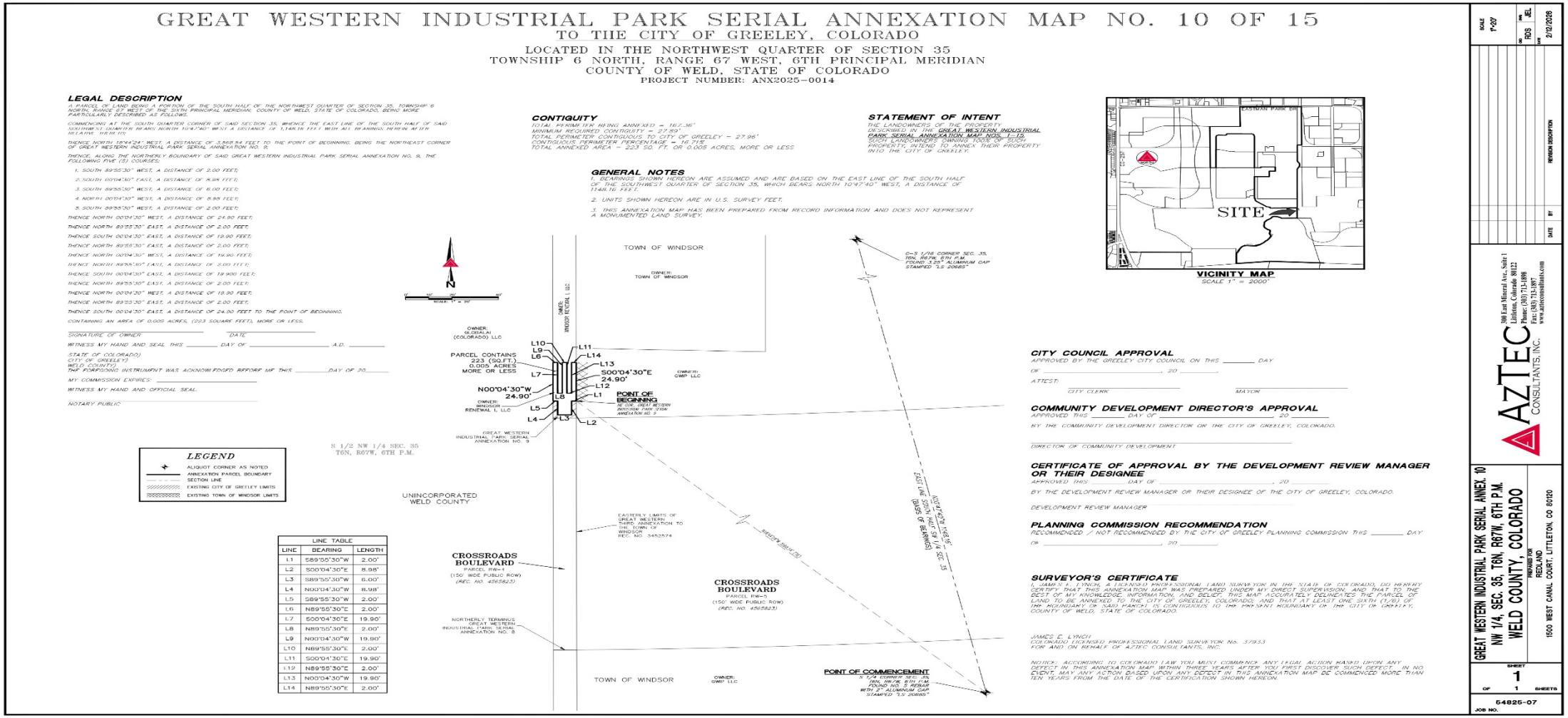


Serial Annexation No. 10



GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION MAP NO. 10 OF 15

TO THE CITY OF GREELEY, COLORADO

LOCATED IN THE NORTHWEST QUARTER OF SECTION 35
TOWNSHIP 6 NORTH, RANGE 67 WEST, 6TH PRINCIPAL MERIDIAN
COUNTY OF WELD, STATE OF COLORADO

PROJECT NUMBER: ANX2025-0014

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 35, WHENCE THE EAST LINE OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER BEARS NORTH 10°47'40" WEST A DISTANCE OF 1,146.36 FEET WITH ALL BEARINGS HEREON AFTER RELATIVE THERETO;

THENCE NORTH 18°44'24" WEST, A DISTANCE OF 3,368.54 FEET TO THE POINT OF BEGINNING, BEING THE NORTHEAST CORNER OF GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 9;

THENCE, ALONG THE NORTHERLY BOUNDARY OF SAID GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION NO. 9, THE FOLLOWING FIVE (5) COURSES:

1. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;
2. SOUTH 00°04'30" EAST, A DISTANCE OF 8.98 FEET;
3. SOUTH 89°55'30" WEST, A DISTANCE OF 6.00 FEET;
4. NORTH 00°04'30" WEST, A DISTANCE OF 8.98 FEET;
5. SOUTH 89°55'30" WEST, A DISTANCE OF 2.00 FEET;

THENCE NORTH 00°04'30" WEST, A DISTANCE OF 24.90 FEET;
THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;
THENCE SOUTH 00°04'30" EAST, A DISTANCE OF 19.90 FEET;
THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;
THENCE NORTH 00°04'30" WEST, A DISTANCE OF 19.90 FEET;
THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;
THENCE SOUTH 00°04'30" EAST, A DISTANCE OF 19.900 FEET;
THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;
THENCE NORTH 00°04'30" WEST, A DISTANCE OF 19.90 FEET;
THENCE NORTH 89°55'30" EAST, A DISTANCE OF 2.00 FEET;
THENCE SOUTH 00°04'30" EAST, A DISTANCE OF 24.90 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 0.005 ACRES, (223 SQUARE FEET), MORE OR LESS.

SIGNATURE OF OWNER _____ DATE _____

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____ A.D. _____

STATE OF COLORADO)
CITY OF GREELEY)
WELD COUNTY)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF 20____

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

CONTIGUITY

TOTAL PERIMETER BEING ANNEXED = 167.36'
MINIMUM REQUIRED CONTIGUITY = 27.89'
TOTAL PERIMETER CONTIGUOUS TO CITY OF GREELEY = 27.96'
CONTIGUOUS PERIMETER PERCENTAGE = 16.71%
TOTAL ANNEXED AREA = 223 SQ. FT. OR 0.005 ACRES, MORE OR LESS

STATEMENT OF INTENT

THE LANDOWNERS OF THE PROPERTY DESCRIBED IN THE GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEXATION MAP NOS. 1-15, SUCH LANDOWNERS OWNING 100% OF SUCH PROPERTY, INTEND TO ANNEX THEIR PROPERTY INTO THE CITY OF GREELEY.

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE ASSUMED AND ARE BASED ON THE EAST LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35, WHICH BEARS NORTH 10°47'40" WEST, A DISTANCE OF 1146.36 FEET.
2. UNITS SHOWN HEREON ARE IN U.S. SURVEY FEET.
3. THIS ANNEXATION MAP HAS BEEN PREPARED FROM RECORD INFORMATION AND DOES NOT REPRESENT A MONUMENTED LAND SURVEY.

VICINITY MAP
SCALE 1" = 2000'

LEGEND
- ALIQUOT CORNER AS NOTED
- ANNEXATION PARCEL BOUNDARY
- SECTION LINE
- EXISTING CITY OF GREELEY LIMITS
- EXISTING TOWN OF WINDSOR LIMITS

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°55'30"W	2.00'
L2	S00°04'30"E	8.98'
L3	S89°55'30"W	6.00'
L4	N00°04'30"W	8.98'
L5	S89°55'30"W	2.00'
L6	N89°55'30"E	2.00'
L7	S00°04'30"E	19.90'
L8	N89°55'30"E	2.00'
L9	N00°04'30"W	19.90'
L10	N89°55'30"E	2.00'
L11	S00°04'30"E	19.90'
L12	N89°55'30"E	2.00'
L13	N00°04'30"W	19.90'
L14	N89°55'30"E	2.00'

CITY COUNCIL APPROVAL

APPROVED BY THE GREELEY CITY COUNCIL ON THIS _____ DAY OF _____, 20____

ATTEST: _____ _____
CITY CLERK MAYOR

COMMUNITY DEVELOPMENT DIRECTOR'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20____ BY THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF GREELEY, COLORADO.

_____
DIRECTOR OF COMMUNITY DEVELOPMENT

CERTIFICATE OF APPROVAL BY THE DEVELOPMENT REVIEW MANAGER OR THEIR DESIGNEE

APPROVED THIS _____ DAY OF _____, 20____ BY THE DEVELOPMENT REVIEW MANAGER OR THEIR DESIGNEE OF THE CITY OF GREELEY, COLORADO.

_____
DEVELOPMENT REVIEW MANAGER

PLANNING COMMISSION RECOMMENDATION

RECOMMENDED / NOT RECOMMENDED BY THE CITY OF GREELEY PLANNING COMMISSION THIS _____ DAY OF _____, 20____

SURVEYOR'S CERTIFICATE

I, JAMES E. LYNCH, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS ANNEXATION MAP WAS PREPARED UNDER MY DIRECT SUPERVISION, AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THIS MAP ACCURATELY DELINEATES THE PARCEL OF LAND TO BE ANNEXED TO THE CITY OF GREELEY, COLORADO, AND THAT AT LEAST ONE SIXTH (1/6) OF THE BOUNDARY OF SAID PARCEL IS CONTIGUOUS TO THE PRESENT BOUNDARY OF THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

JAMES E. LYNCH
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR No. 37933
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS ANNEXATION MAP WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS ANNEXATION MAP BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

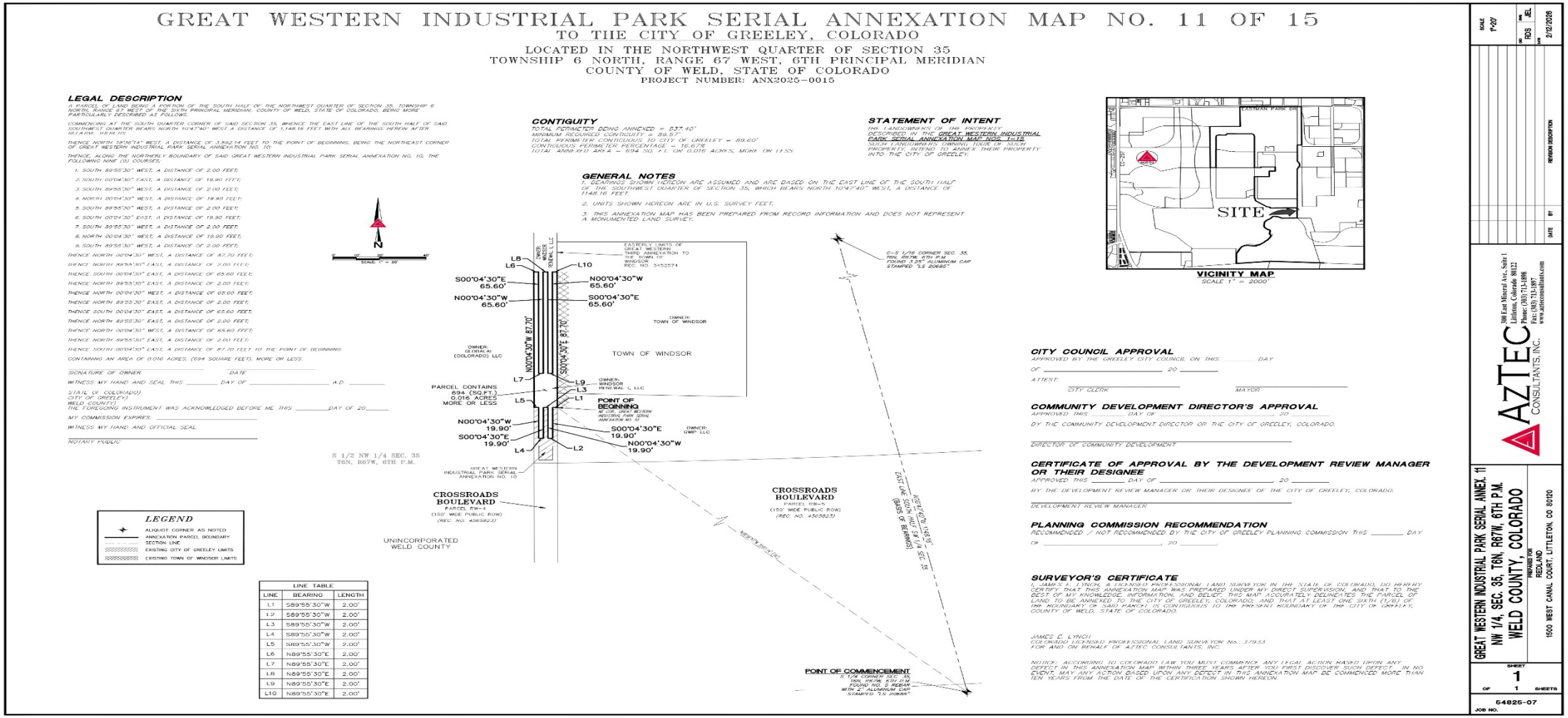
GREAT WESTERN INDUSTRIAL PARK SERIAL ANNEX. 10
NW 1/4, SEC. 35, T6N, R67W, 6TH P.M.
WELD COUNTY, COLORADO
PREPARED FOR: REDLAND
1500 WEST CANAL COURT, LITTLETON, CO 80120

AZTEC CONSULTANTS, INC.
300 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

SCALE 1"=20'
BY RDS
DATE 2/12/2026
REVISION DESCRIPTION
DATE BY

SHEET 1 OF 1 SHEETS
JOB NO. 54825-07

Serial Annexation No. 11



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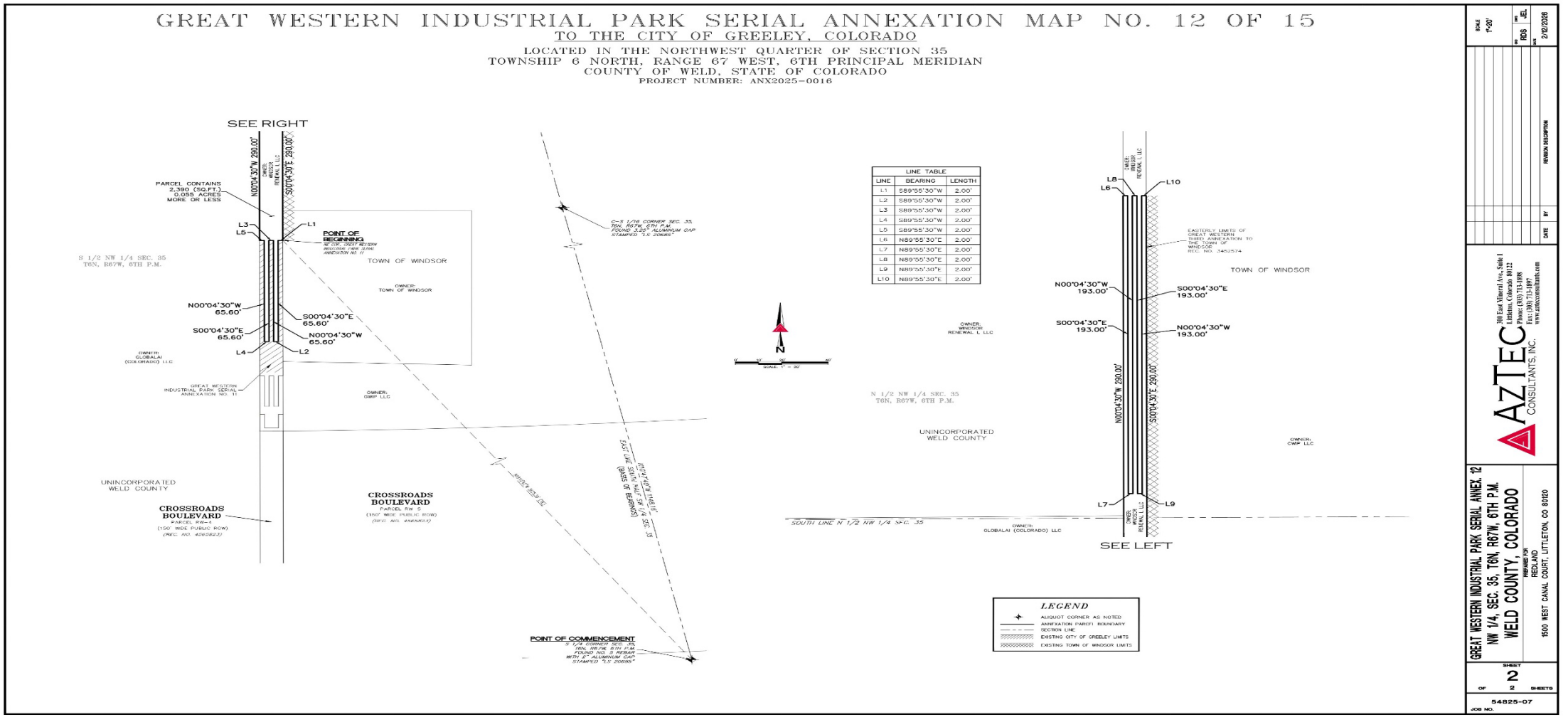

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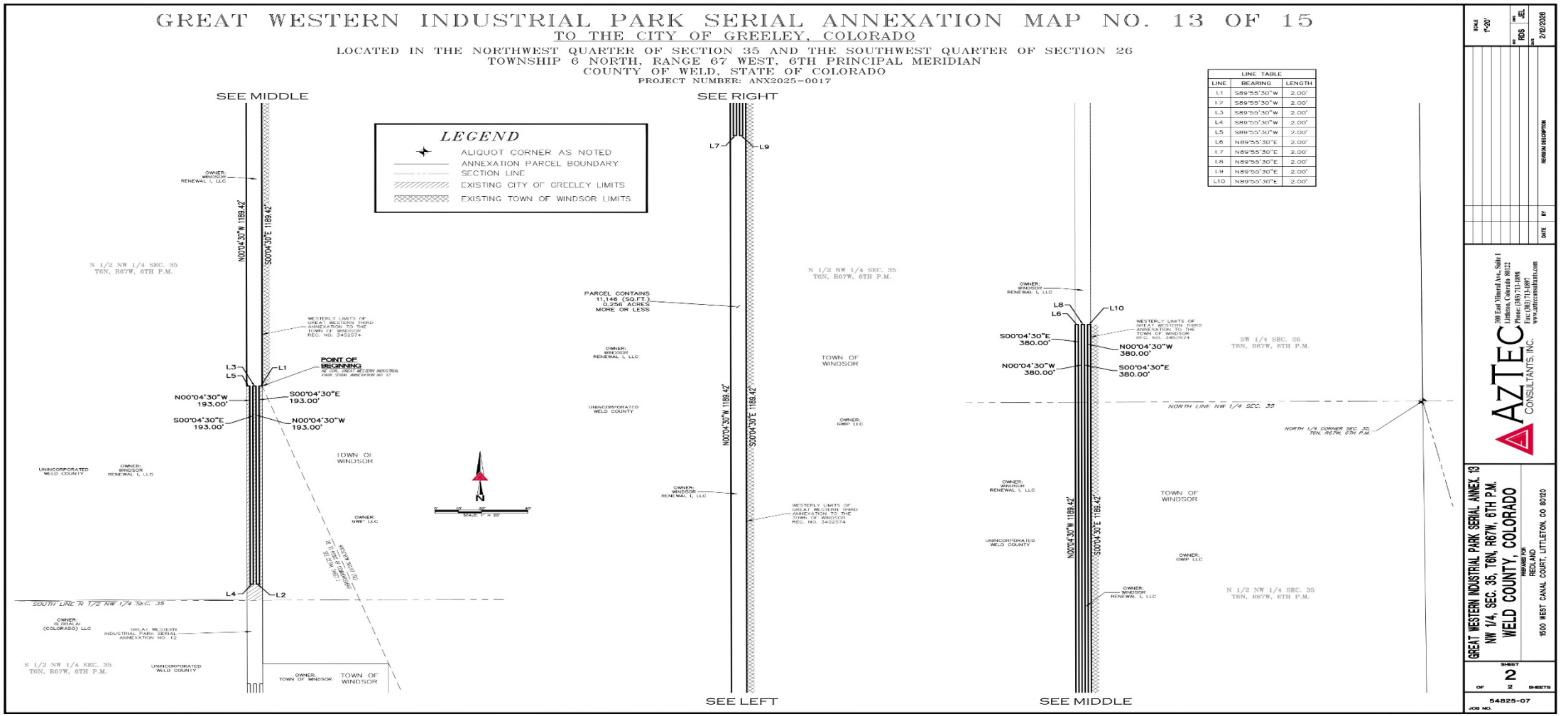

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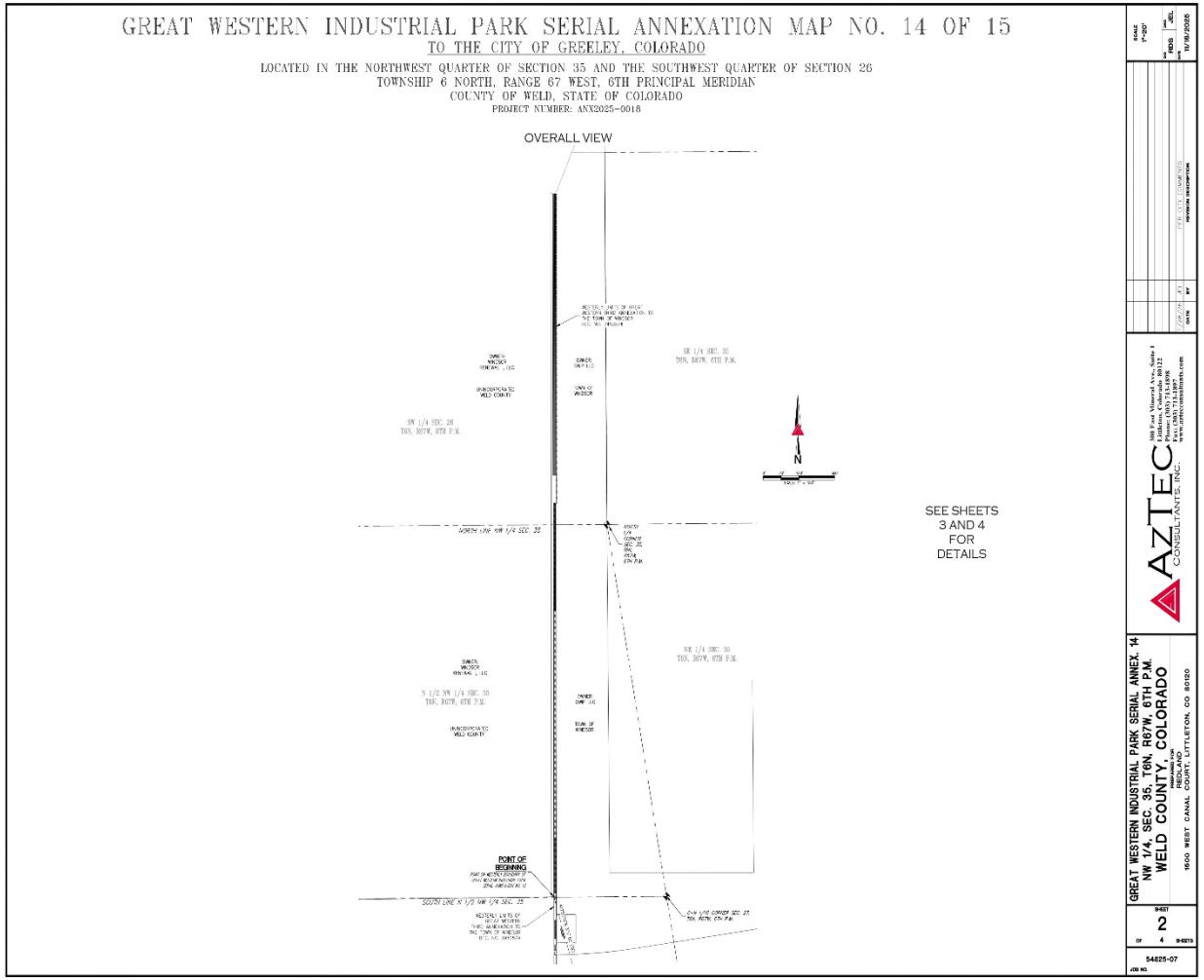

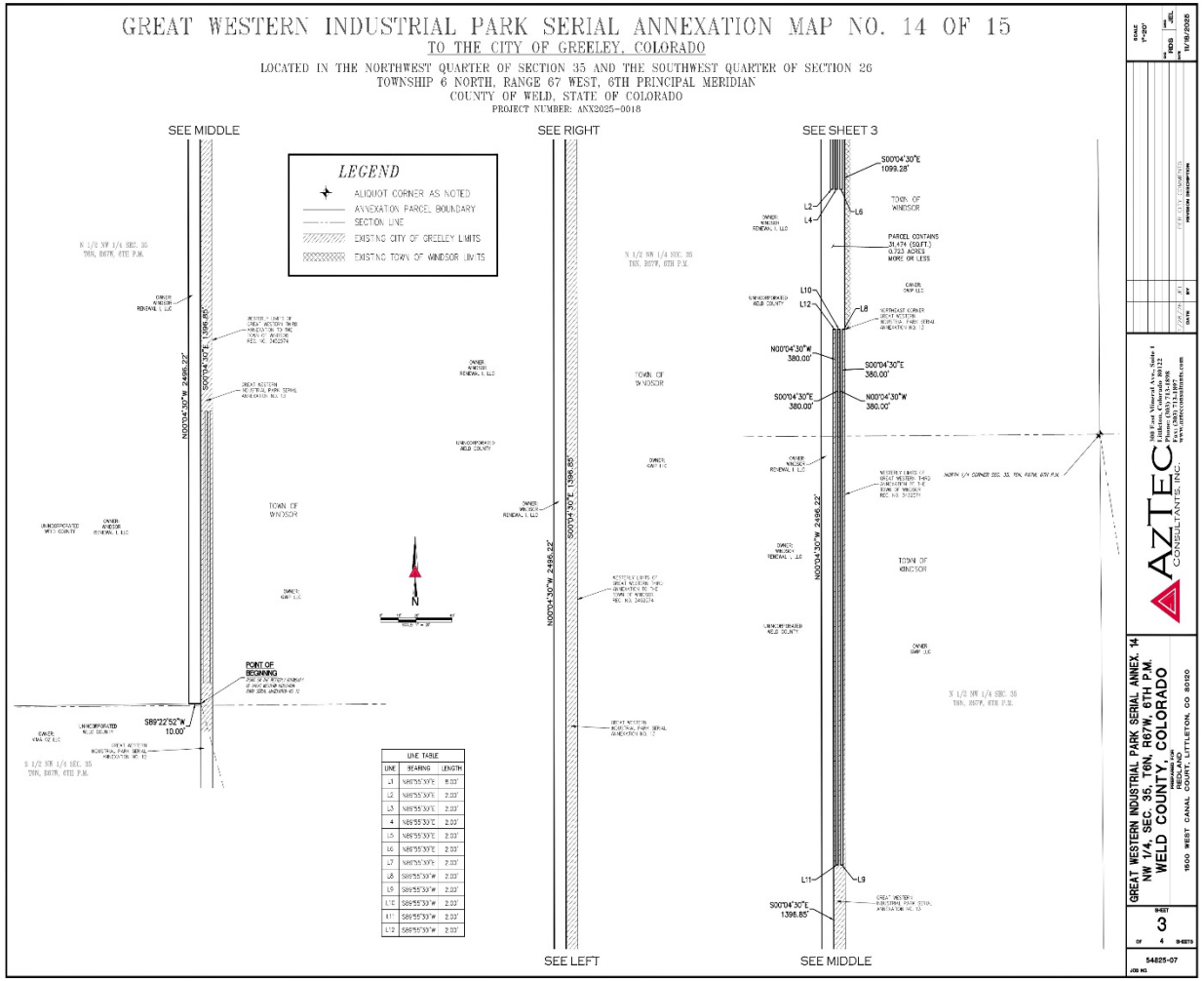

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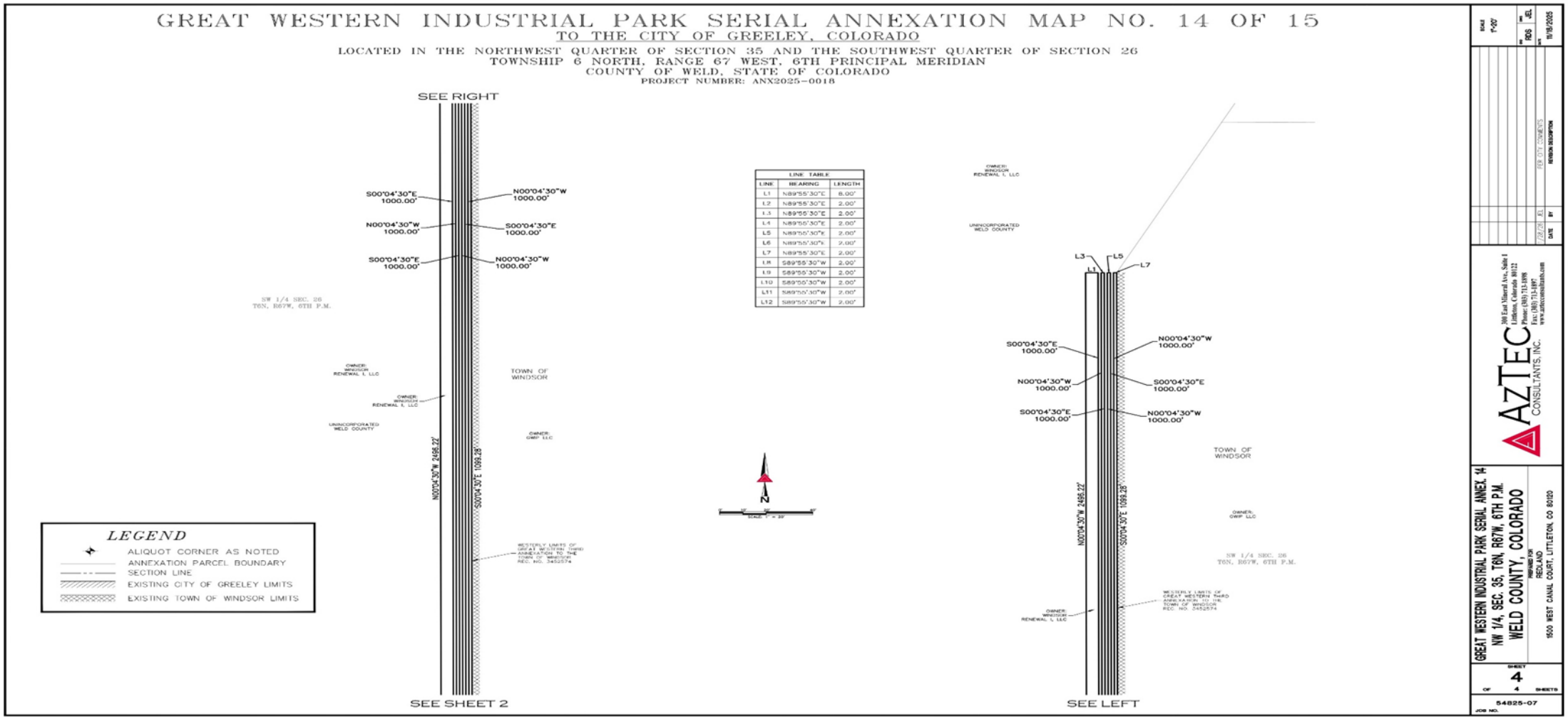
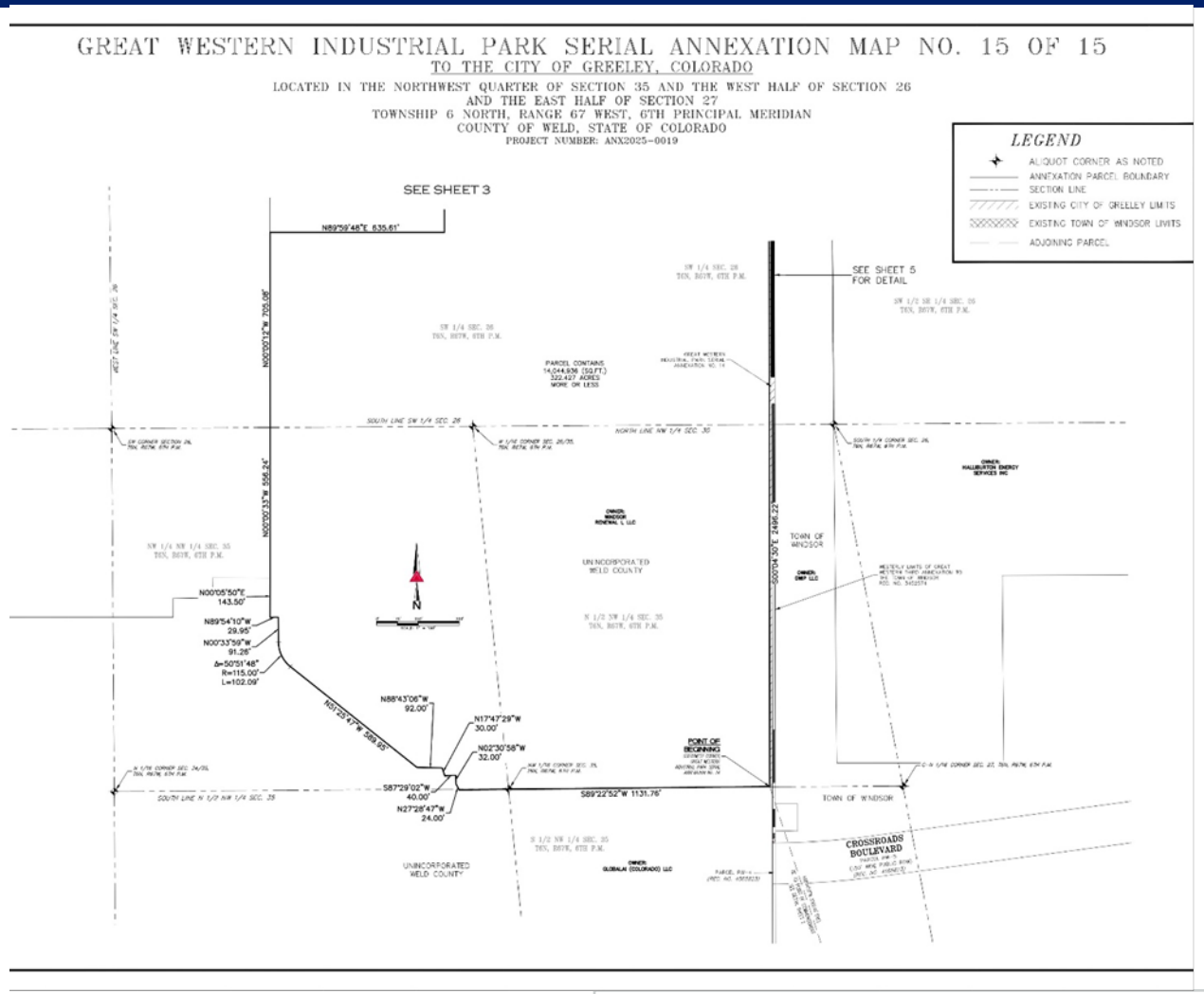
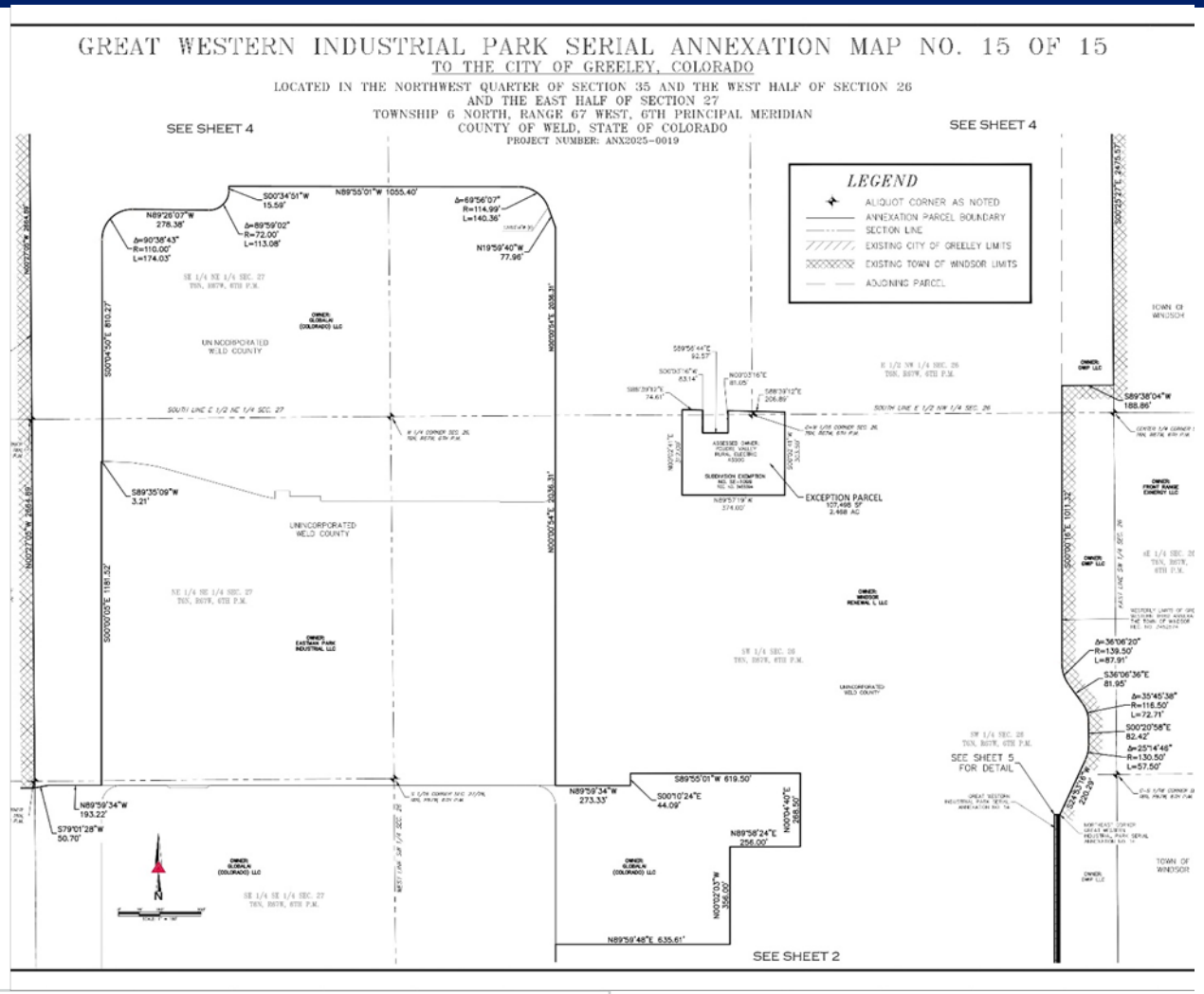


Serial Annexation No. 15





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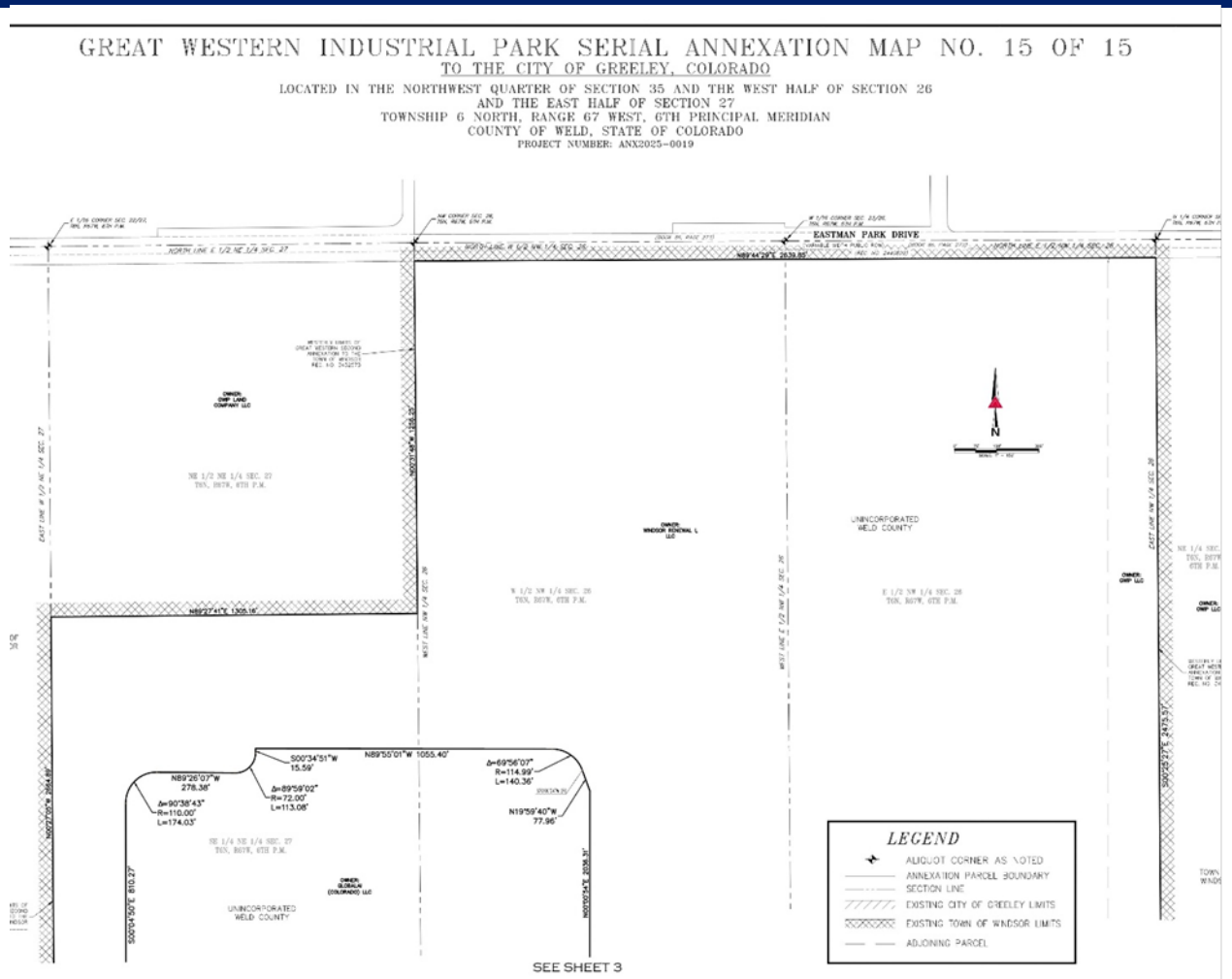
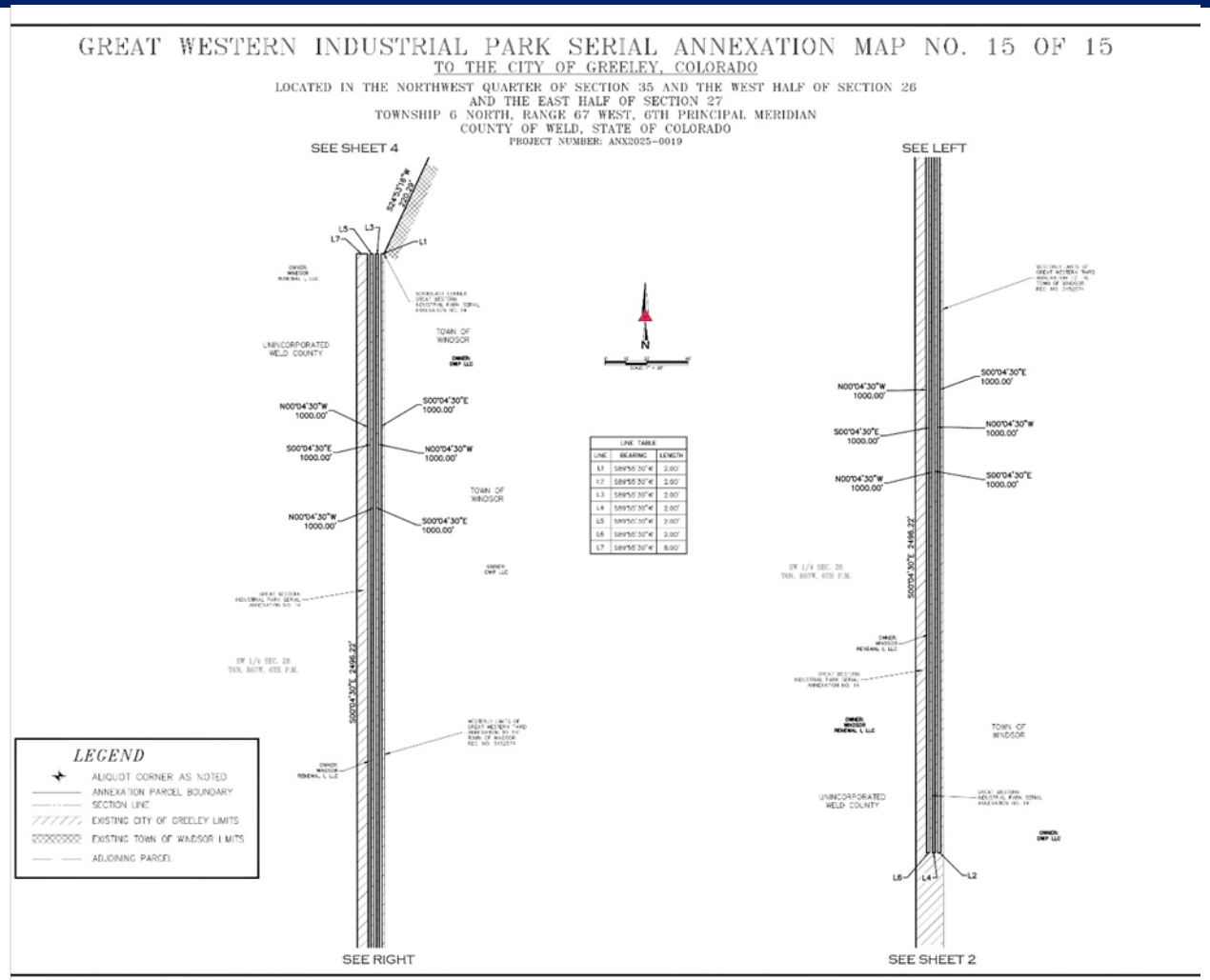




Annexation and Initial Zoning for Great Western Industrial Park Serial Annexation Nos. 1-15

Planning Commission	City Council 1st Reading	City Council 2nd Reading
May 26th 2026	June 2nd 2026	June 16th 2026

Applicants: Windsor Renewal I, LLC & GWIP, LLC

Request

Recommend approval of:

i. Annexation of the property to Greeley; and

ii. Initial zoning of the property to the Industrial High Intensity (I-H) zoning district and Conservation District (C-D) zoning district.

Broe Industrial Development

Proven Industrial Development Expertise

- **4M sq ft** of active industrial projects in five industrial parks
- **$4.5B+** Industrial Development and Infrastructure
- **15,000+ acres** of industrial sites nationwide
- Award-winning logistics park developments

Infrastructure-Driven Advantage

- Integrated **rail + interstate connectivity**
- Expertise in **multimodal logistics parks**
- Reduces congestion and improves freight efficiency

Proven Economic Impact

- **30,000+ jobs created** and expands municipal tax base
- Strong track record partnering with local governments
- Attracted **major tenants** (50 Fortune 500 Companies)

Partners:

Great Western Industrial Park

Weld County, CO

River Ridge Commerce Center

Louisville MSA

Access 25

Weld County, CO

Tulsa Port of Catoosa

Tulsa, OK

Port of Brownsville

Brownsville, TX

Savannah Gateway

Savannah, GA

Broe Real Estate Group

1960's
Kodak purchases 2,200 acres to establish a Windsor plant. Constructs 15 buildings on 650-acre site.

2005
Broe acquires 1,400 acres

April '07
Land sale to **Vestas.**

March '11
Sale to **Hexcel Corporation.**

Dec. '11
Broe acquires 322 acres

Jan. '12
Land sale to **Halliburton Energy Services.**

Aug. '14
Land sale to **Schlumberger.**

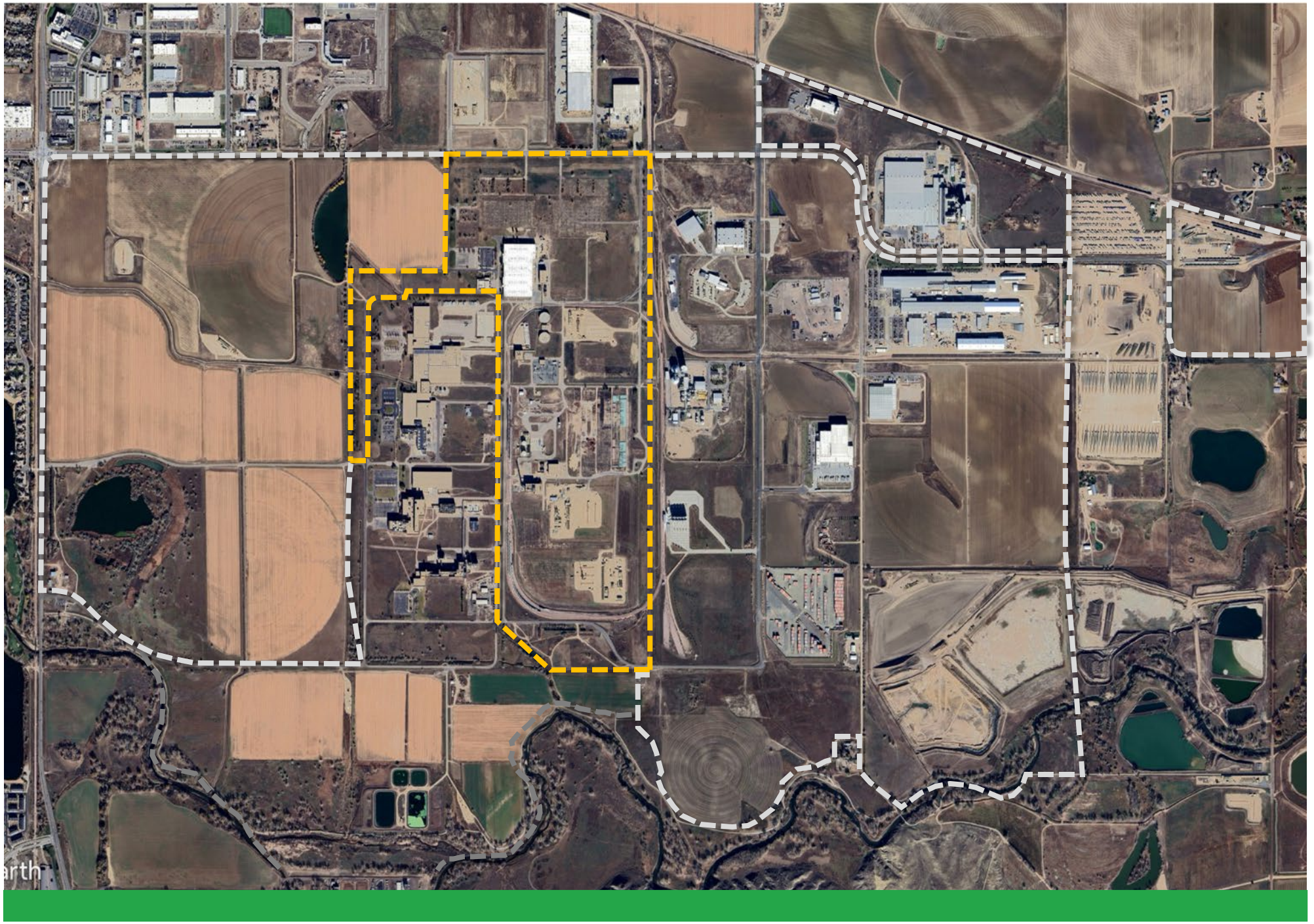
Dec. '14
Land sale to **Cargill Inc.**

Aug. '19
Land Sale to **Intersand.**

Dec. '21
Land Sale to **Lineage Logistics.**

Land Sale to **Gotham Greens.**

Dec. '23
Land Sale to **Tarquin.**



Great Western Industrial Park - Why Greeley?

Greeley is committed to **supporting development and economic opportunity**.

STABLE DEVELOPMENT PROCESS

REGIONAL **INFRASTRUCTURE SUPPORT:**

ROADWAYS

FLOODPLAIN & CHANNEL

NON-POTABLE WATER SYSTEM

Water Wise: Terry Ranch Project

By the Numbers

- **1.2 million** acre-feet* of water & storage
- **40 miles** northwest of Greeley
- **10,000 acre** well field
- **50%** the approximate construction cost savings compared to other alternatives
- **$125 million** in private financing

*One acre-foot can supply approximately three single family homes for one year

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Home > City News >
City of Greeley and Wingfoot Water Resources Launch Water Bank to Boost Job Growth

City of Greeley and Wingfoot Water Resources Launch Water Bank to Boost Job Growth

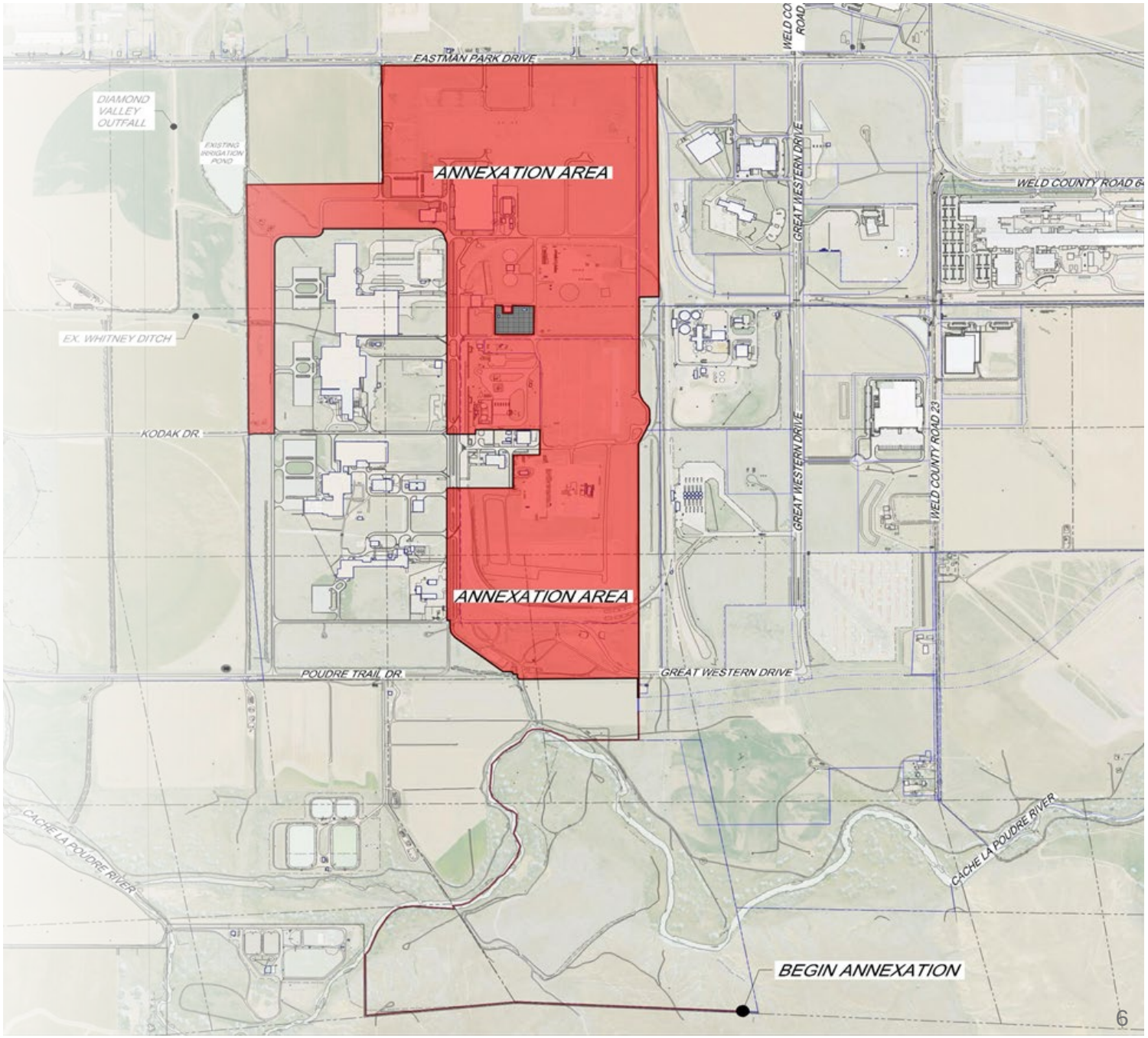
January 26, 2026

GREELEY, Colo. — The City of Greeley and Wingfoot Water Resources have teamed up to create a new "Primary Employer Water Bank." This exciting initiative aims to provide companies with a reliable and affordable water supply, helping them grow and create jobs in our community.

Greeley has always invested in its water resources to ensure its water infrastructure is strong and ready for the future. The city's 2021 purchase of the Terry Ranch Aquifer Storage and Recovery project from Wingfoot demonstrates its commitment to and investment in this strategy. This project helps protect our water supply during droughts and provides approximately 12,100 raw water credits for new developments in Greeley.

Overview of GWIP Serial Annexation Nos. 1-15 and Initial Zoning

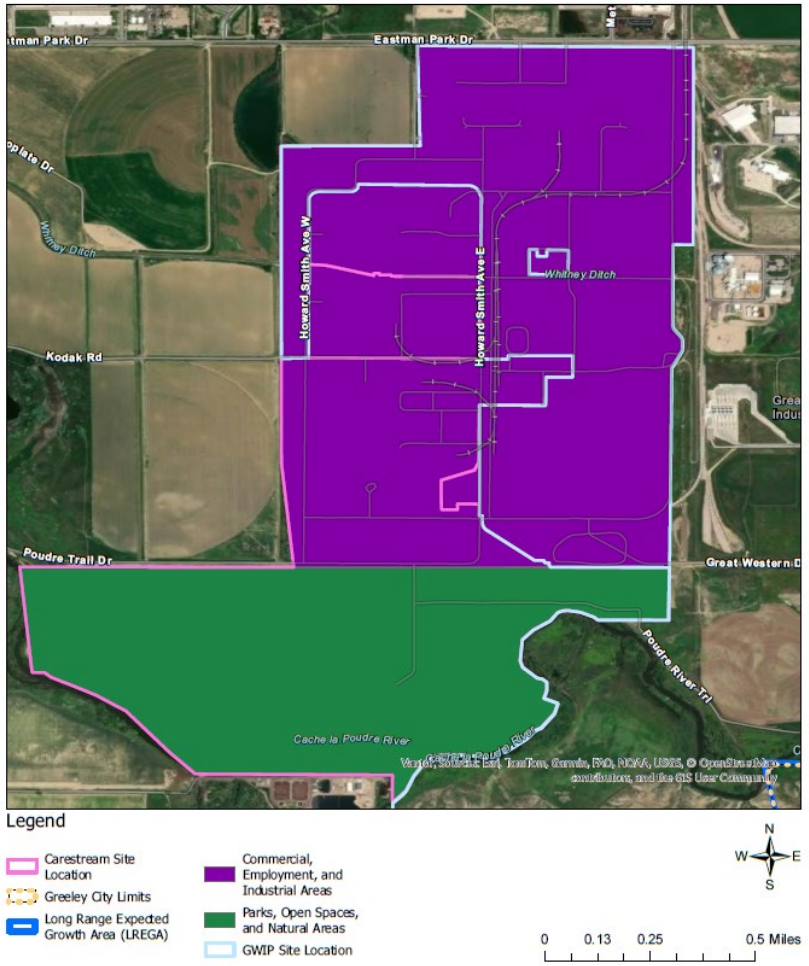
- Approximately 325 acres
- 15 Serial Annexations
- GWIP Serial Annexation Nos. 1-8: Conservation District (C-D) zoning district
- GWIP Serial Annexation Nos. 9-15: Industrial High Intensity (I-H) zoning district



Imagine Greeley Comprehensive Plan & Three-Mile Plan Guidance

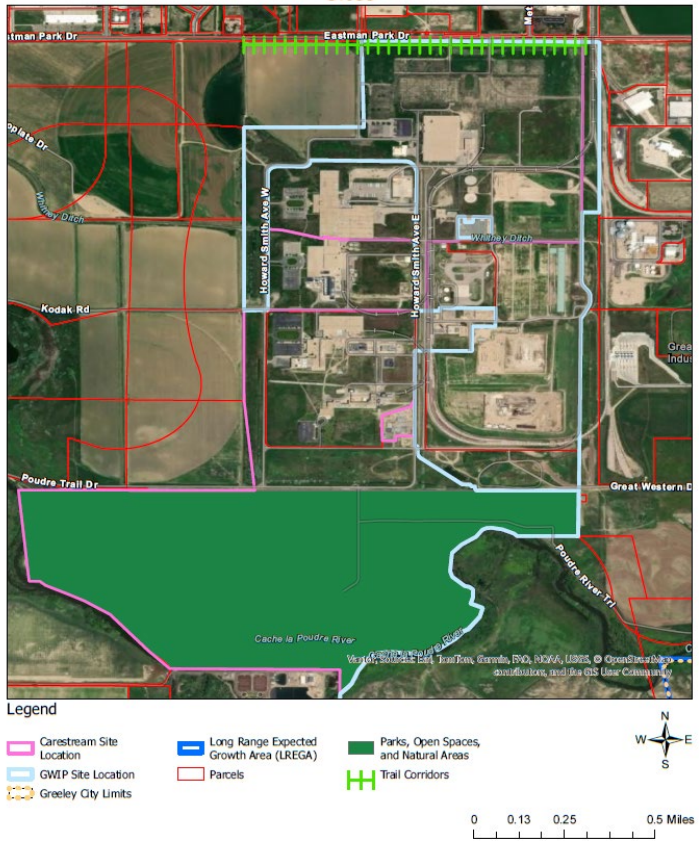
- Imagine Greeley:
  - "Growth north of the Cache la Poudre River is desirable and efforts should be proactively pursued, such as water infrastructure and services, to expedite resolution of development challenges in this area of the community."
  - Furthers economic development and growth-related goals and objectives
- Three-Mile Plan:
  - Conceptual Land Use Map
  - Conceptual Parks/Natural Areas Map
  - Conceptual Water & Sewer Map
  - Conceptual Transportation Map

City of Greeley Three-Mile Plan:
Conceptual Land Use Map - Carestream & GWIP Sites

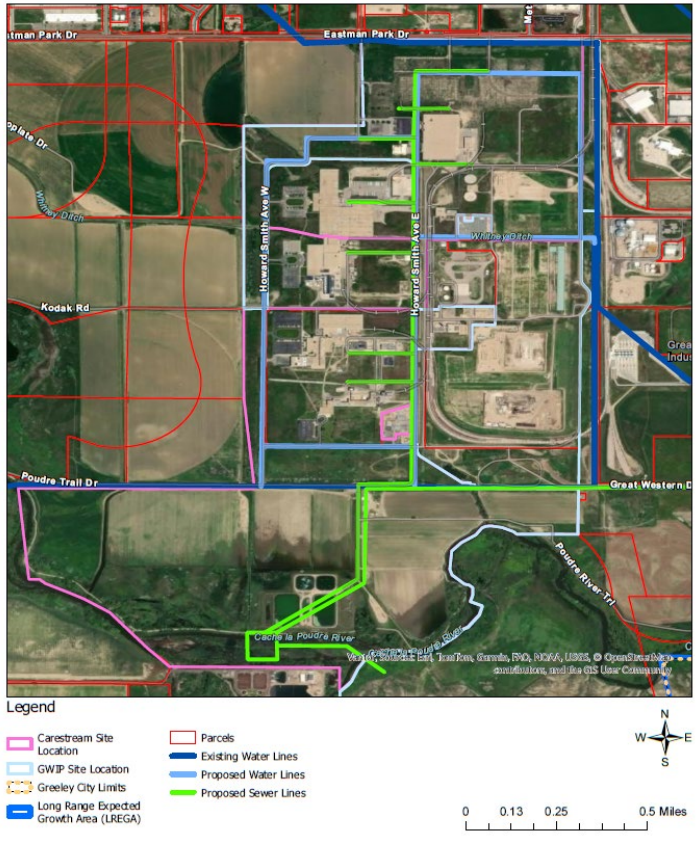


Three-Mile Plan Guidance

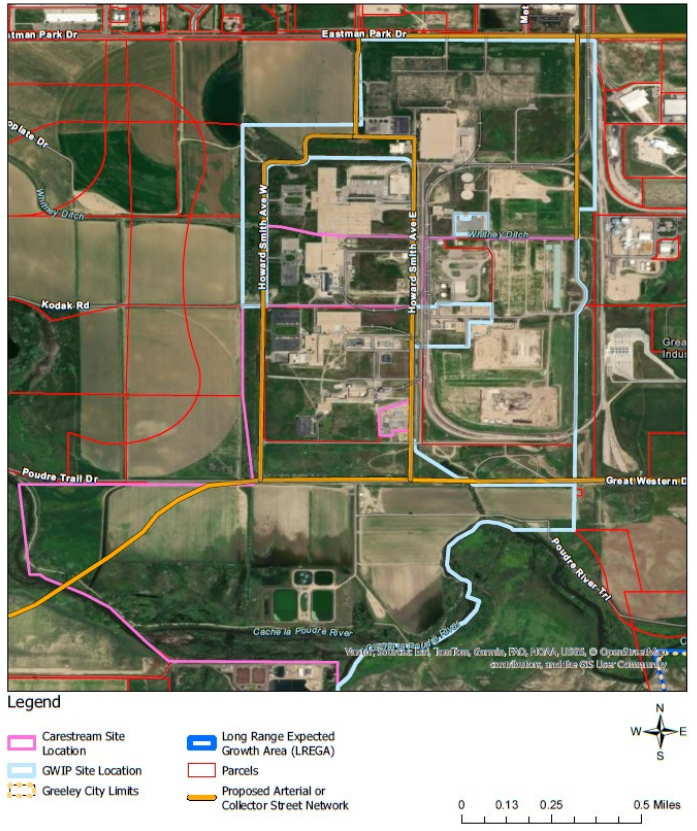
City of Greeley Three-Mile Plan:
Conceptual Parks/Natural Areas Map - Carestream & GWIP Sites



City of Greeley Three-Mile Plan:
Conceptual Water & Sewer Map - Carestream and GWIP Sites



City of Greeley Three-Mile Plan:
Conceptual Transportation Map - Carestream & GWIP Sites



Compliance with Annexation Review Criteria Code § 24-214.b.1

(a) The area proposed for annexation has not less than one-sixth of its perimeter contiguous with the municipal boundaries.

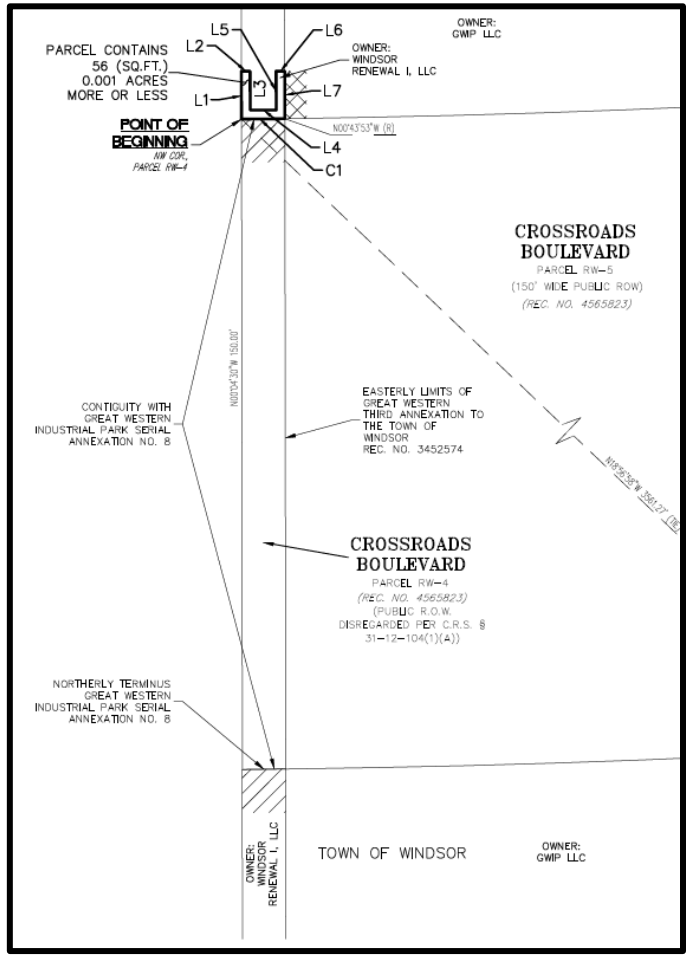
(b) A community of interest exists between the area proposed for annexation and the city; the area is urban or will be urbanized in the near future; and the area is integrated with or is capable of being integrated with the annexing municipality.

GWIP Serial Annexation No.	Percentage of Annexation Boundary Contiguous with City of Greeley
1	16.67% (1/6)
2	16.68% (1/6)
3	16.67% (1/6)
4	16.67% (1/6)
5	16.67% (1/6)
6	16.68% (1/6)
7	16.67% (1/6)
8	32.21% approx. (1/3)
9	16.67% (1/6)
10	16.71% (1/6)
11	16.67% (1/6)
12	16.67% (1/6)
13	16.67% (1/6)
14	23.32% approx. (1/4)
15	24.80% approx. (1/4)

Compliance with Annexation Review Criteria Code § 24-214.b.1

(c) The full width of all public rights-of-way adjacent to a proposed annexation shall be included in the annexation.

- Proposed annexation does not include any adjacent public rights-of-way.



Compliance with Annexation Review Criteria Code § 24-214.b.1

(d) The responsibility to apply for exclusion from any applicable special districts shall be upon the applicant of the annexation.

(e) Annexations of enclaves may be initiated by the city council when such enclaves have been completely surrounded by property within the municipal limits for a period of at least three years.

Compliance with Annexation Review Criteria Code § 24-214.b.2

(a) The proposed annexation is in conformance with the city's comprehensive plan;

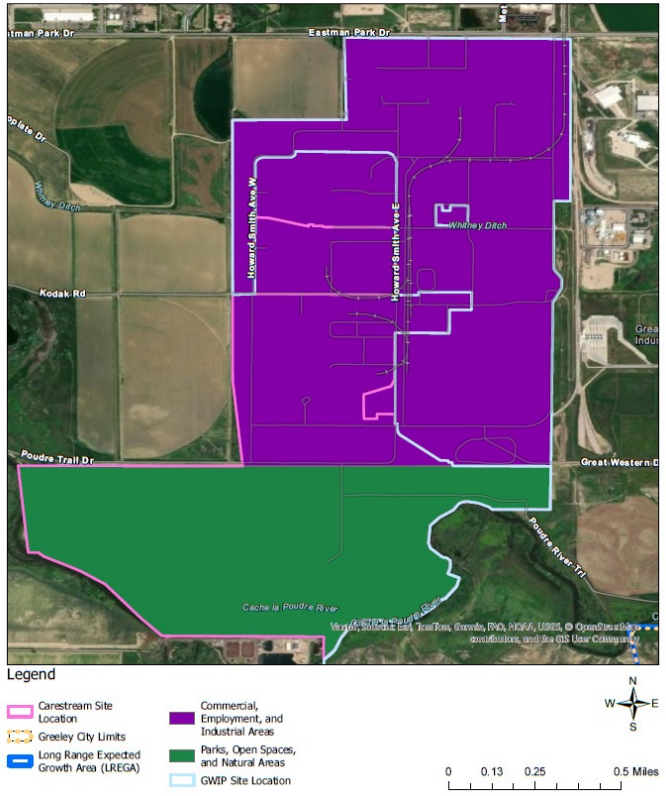
(b) The proposed annexation promotes geographical balance of the city's land use pattern;

(c) Adequate services are or will be available to support the development expected to result from the proposed annexation, in accordance with section 24-305;

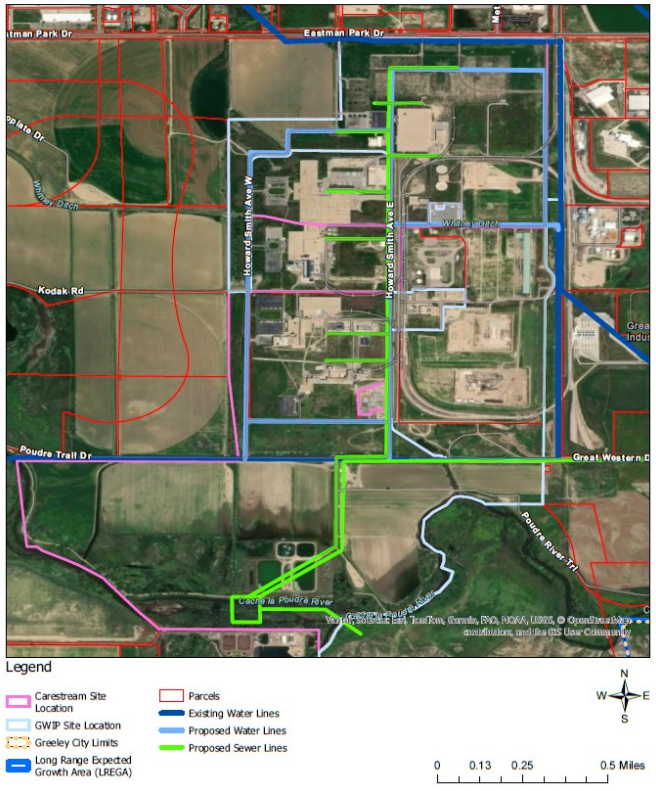
(d) The proposed annexation provides for a continual and rational boundary; and

(e) The proposed annexation is needed to accommodate future land use requirements.

City of Greeley Three-Mile Plan:
Conceptual Land Use Map - Carestream & GWIP Sites



City of Greeley Three-Mile Plan:
Conceptual Water & Sewer Map - Carestream and GWIP Sites



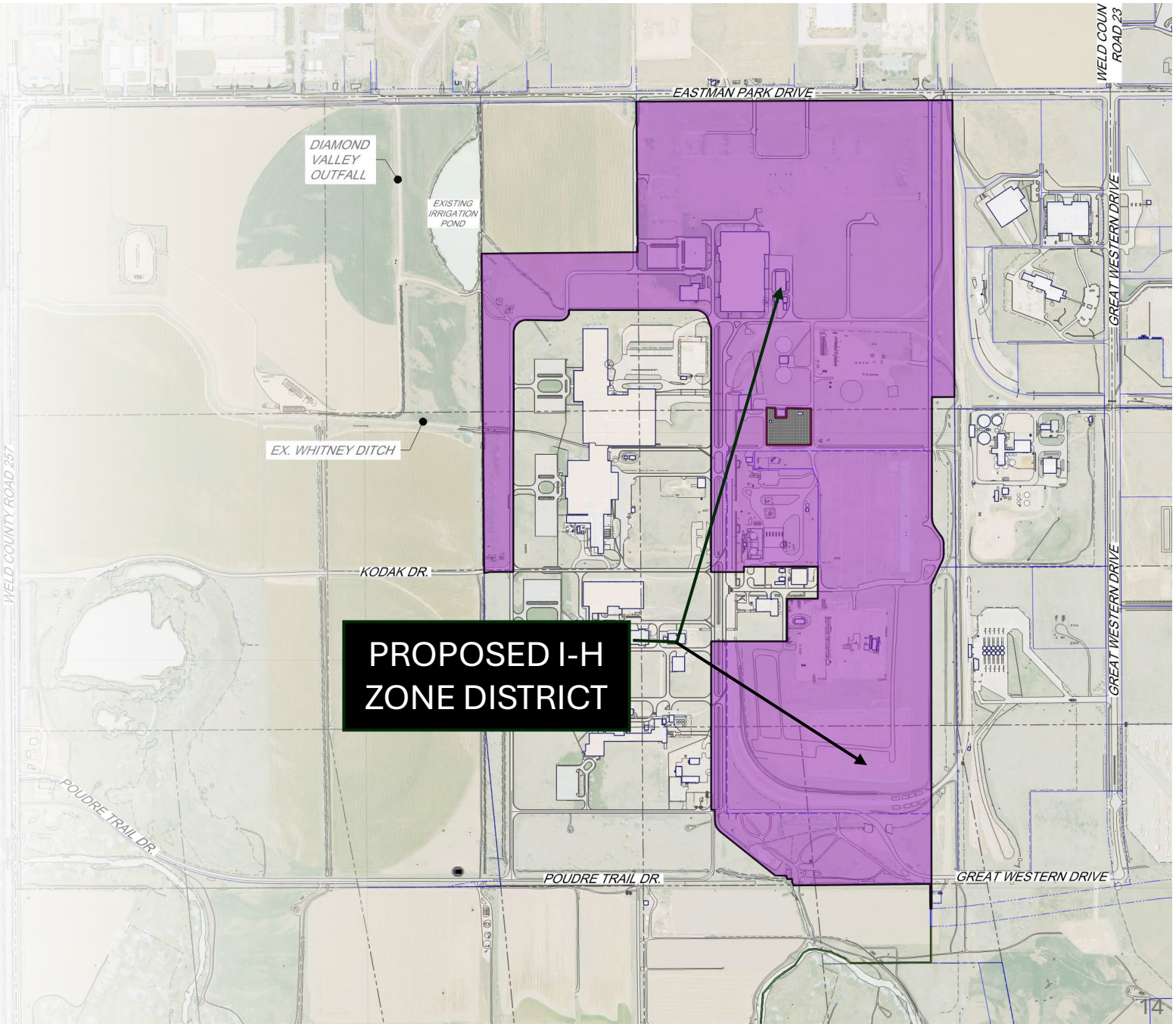
Proposed Zoning

Table 24-4-1: Zoning Districts and Intent	
District & Intent	Relationship to Comprehensive Plan
I-H — Industrial High Intensity. The I-H district provides for the broadest scope of manufacturing and distribution uses that are not compatible with residential or commercial activity due to the scale, operation, intensity or impacts of activities, or due to the high level of transportation access and support infrastructure required of the business.	Limited application in employment, industrial and commercial areas, and airport areas.
C-D — Conservation District. The C-D district intended to provide a zoning classification for commercial mineral deposits, the floodway, farming, parks and permanent open space. It is a non-development district that can provide productive uses without significant building and infrastructure investment, or generates value to surrounding development through ecological, recreation, or aesthetic services on the land.	General application in open lands and natural areas, or any other natural area warranting conservation and integration into development patterns.

Proposed Zoning

Industrial High Intensity (I-H)

- The I-H district provides for the broadest scope of manufacturing and distribution uses that are not compatible with residential or commercial activity due to the scale, operation, intensity or impacts of activities, or due to the high level of transportation access and support infrastructure required of the business.

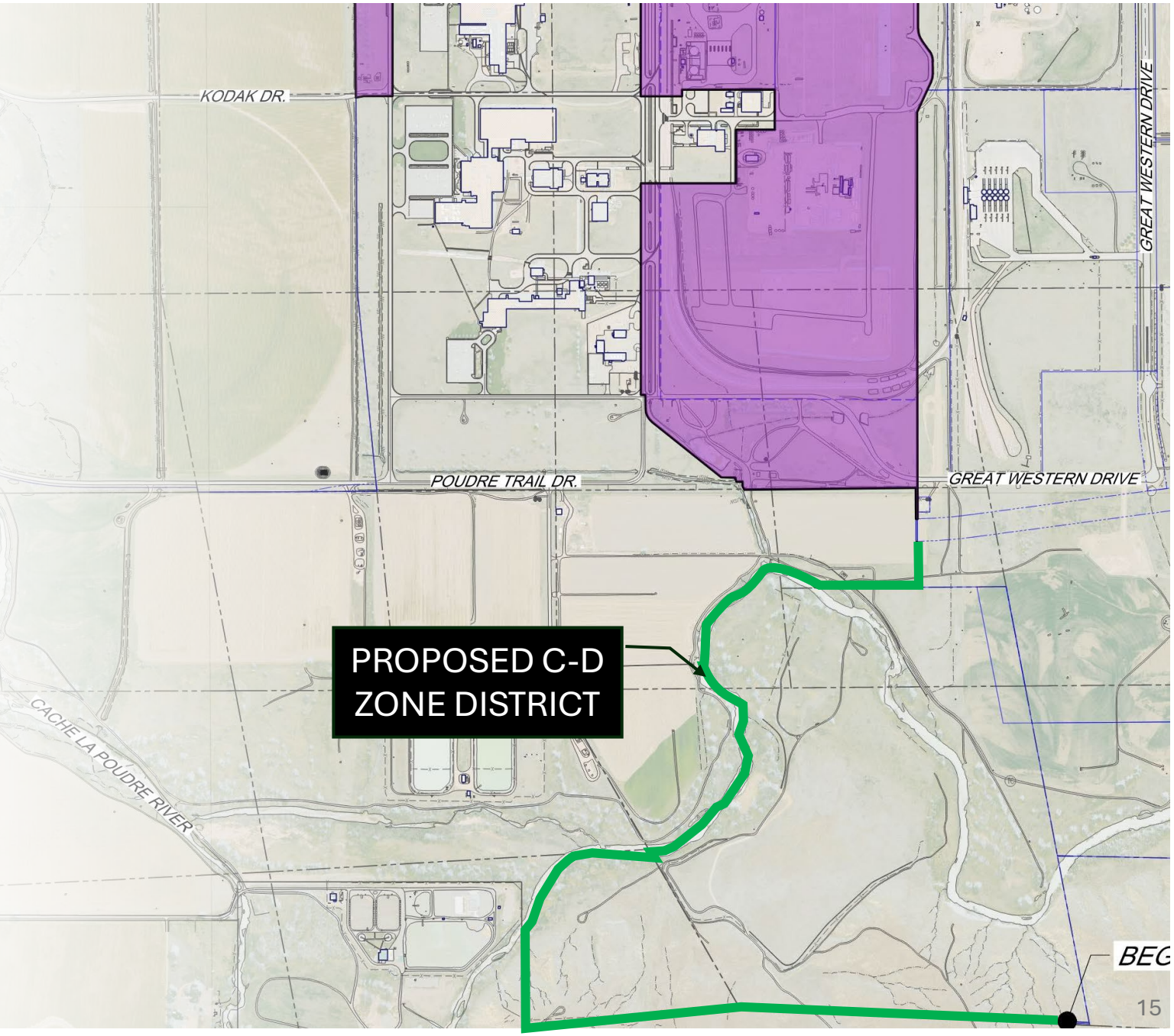


Proposed Zoning

Conservation District (C-D)

- The Conservation District is intended to provide a zoning classification for commercial mineral deposits, the floodway, farming, parks and permanent open space.

- The C-D zone district will ensure this area remains undeveloped, protecting the natural environment and habitat along the Cache La Poudre River, and providing ecological, recreation, and aesthetic benefits to neighboring, developed properties.



Compliance with Initial Zoning Criteria Municipal Code § 24-204.b

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.
2. The proposal can fulfill the intent of the zoning district considering the relationship to surrounding areas.
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.
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.
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.

Compliance with Initial Zoning Criteria
Municipal Code § 24-204.b

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.
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.
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.
9. The recommendations of professional staff or advisory review bodies.

Annexation and Initial Zoning for Great Western Industrial Park Serial Annexation Nos. 1-15

Greeley City Council

June 2nd, 2026

Applicants: Windsor Renewal I, LLC & GWIP, LLC

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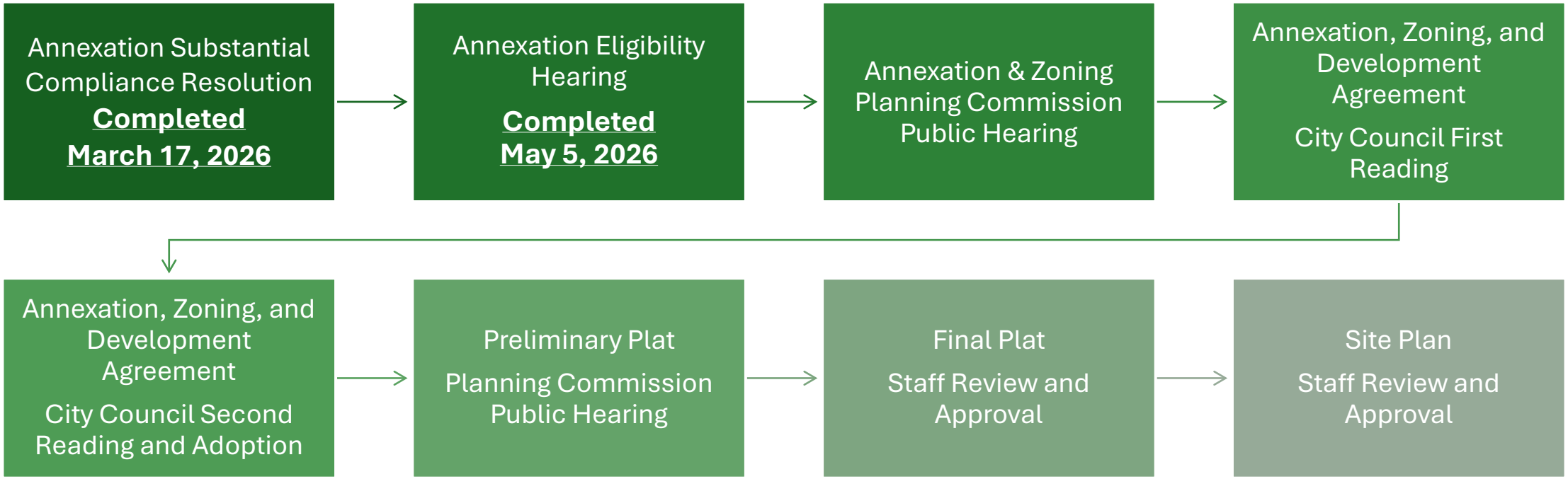
Annexation and Development Process – Additional Public Hearings to Come



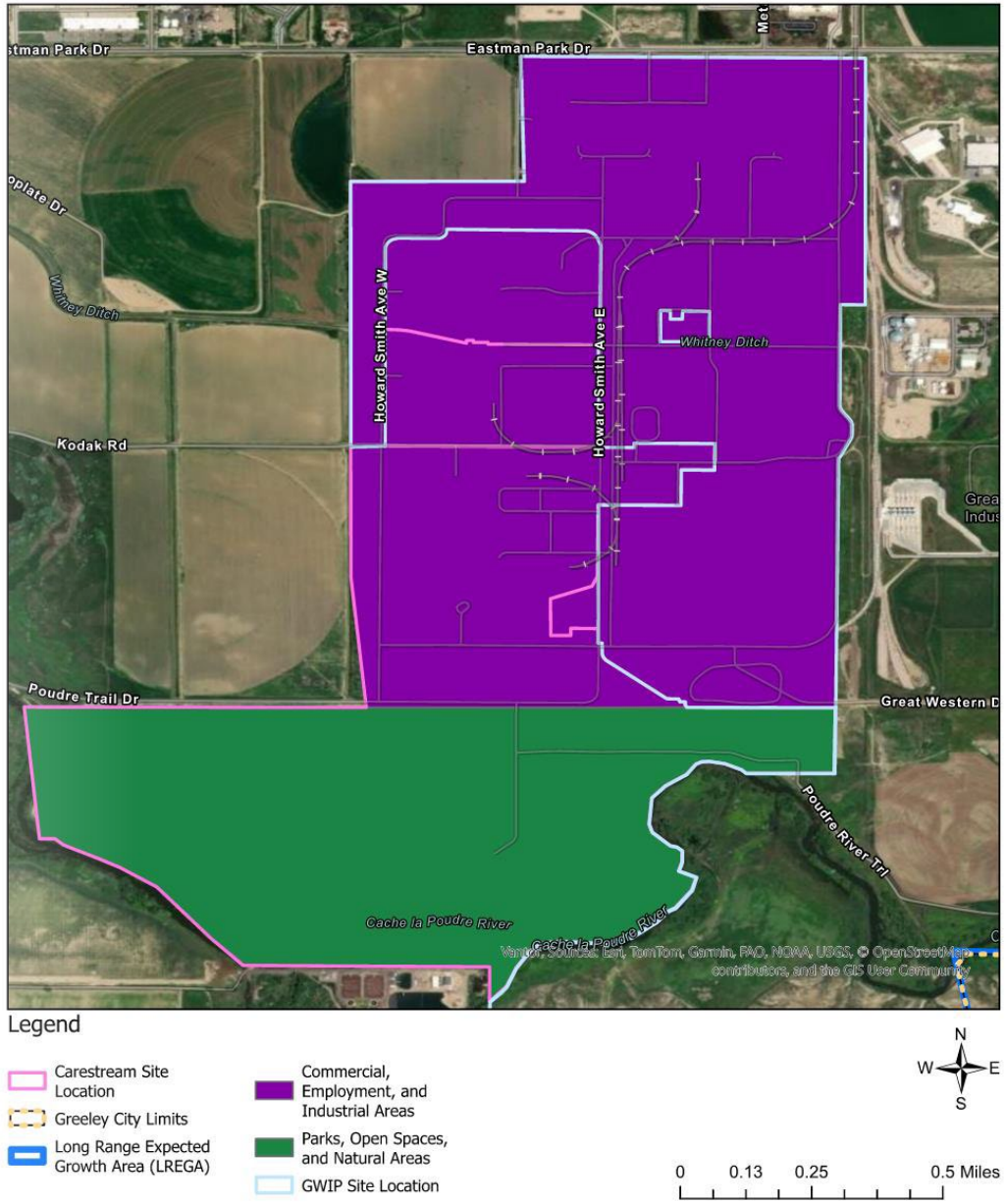
Compliance with Zoning Review Criteria

Code § 24-204.b.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.

2026 inclusion into the City of Greeley Three-Mile Plan

- Annexations Nos. 1-8 future land use of Parks, Open Spaces, and Natural Areas
- Annexations Nos. 9-15 future land use of Commercial, Employment, and Industrial

City of Greeley Three-Mile Plan:
Conceptual Land Use Map - Carestream & GWIP Sites



Compliance with Zoning Review Criteria

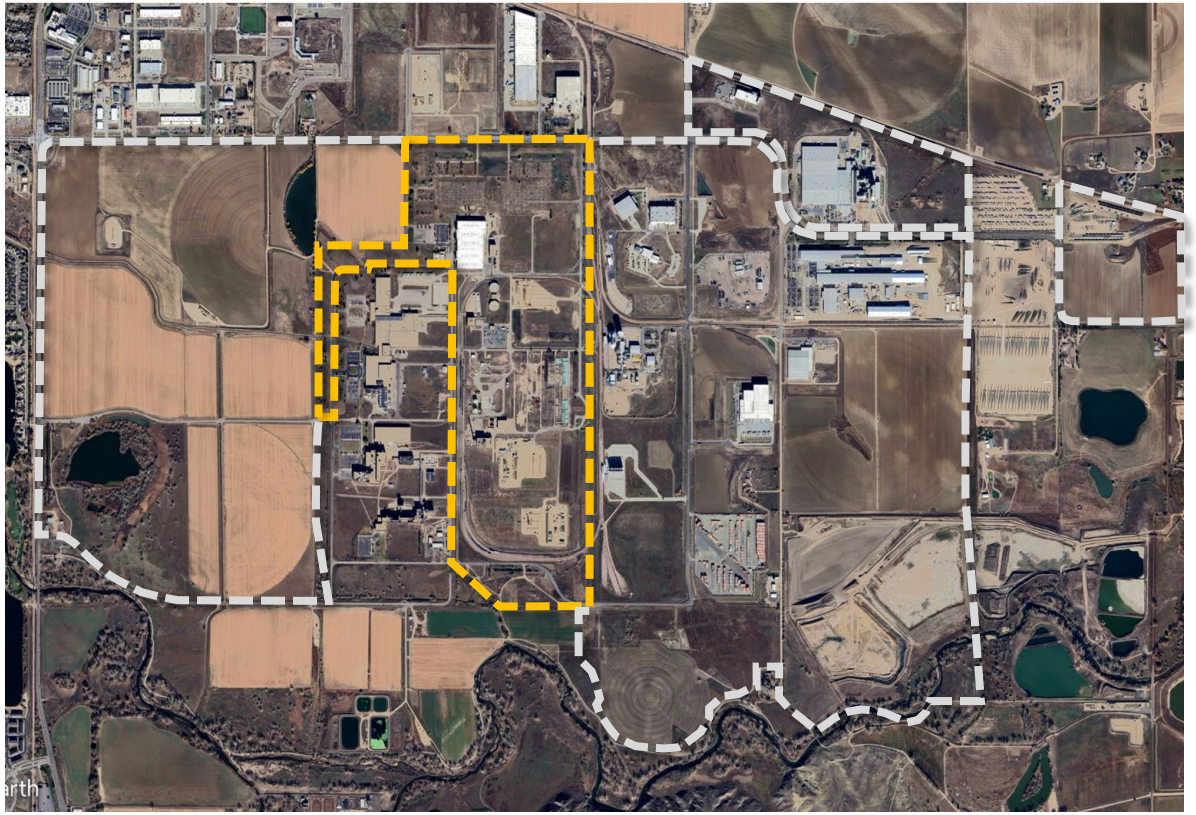
Code § 24-204.b.3. Whether the area changed, or is it changing to such a degree that it is in the public interest to rezone the subject property to encourage development or redevelopment of the area.

Code § 24-204.b.4. Whether the existing zoning's been in place for a substantial time without development, and if this indicates the existing zoning is inappropriate given development trends in the vicinity.

- The applicant has previously developed portions of the properties comprising Annexation Nos. 9-15 in accordance with the existing I-1 (Light Industrial) zone district in the County.
- Zoning these properties within Greeley's Industrial High Intensity zoning district will align with the existing development on the properties, complement the existing industrial zoning and development of neighboring properties, and allow for future industrial development compatible with surrounding properties that will generate employment opportunities and taxes in Greeley, all of which will further the intent of the Industrial High Intensity zoning district.

Compliance with Zoning Review Criteria

Code § 24-204.b.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.



Compliance with Zoning Review Criteria

Code § 24-204.b.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.

- Adequate public services and facilities are or will be available to support the development expected to result from the proposed annexation and zoning of the subject property.

- In connection with future development of the properties subject to the annexations, the applicant or owner will adhere to all development impact fee requirements set forth in Title 6, Chapter 15 of the Code to ensure there are sufficient police, fire, park, trails, storm drainage, and transportation services and facilities available to serve the property.

Compliance with Zoning Review Criteria

Code § 24-204.b.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.

- The proposed Conservation District zoning will provide a community need by ensuring the land remains largely undeveloped, protecting the natural environment and habitat along the Cache La Poudre River, providing ecological, recreation, and aesthetic benefits to neighboring, developed properties, and buffering the industrial area from lower intensity uses.

- The proposed Industrial High Intensity zoning is generally consistent with the existing County zoning but provides more opportunities for industrial development, which will in turn allow additional job creation within Greeley. The development of industrial and heavy industrial sites within Greeley will provide a range of job opportunities for the citizens of Greeley and expand Greeley's sales tax and revenue base.

Compliance with Zoning Review Criteria

Code § 24-204.b.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.

- Since the properties proposed to be zoned within the Conservation District will remain largely undeveloped, no negative impacts on the area or adjacent properties are anticipated. ; the area intended for Conservation District zoning will provide a buffer to help mitigate negative impacts from the Great Western Industrial Park on properties to the south.

- Portions of the properties proposed to be zoned within the Industrial High Intensity zoning district are already developed with industrial uses and surrounded by other heavy industrial uses in and around the Great Western Industrial Park. The proposed zoning is appropriate for this heavy industrial park and will ensure similar uses are grouped together to allow for shared infrastructure, which is consistent with sound planning, design, and engineering practices.

Compliance with Zoning Review Criteria

Code § 24-204.b.9. The recommendations of professional staff or advisory review bodies.

- Based on the information available the applicant is not aware of any recommendations of professional staff or advisory review bodies that would be inconsistent with the proposed zoning of the subject property.

February 10, 2026

Re: Fire and Emergency Service Provision – Great Western Industrial Park (GWIP) Annexation

To Whom It May Concern,

This letter is to formally address fire and emergency service, as well as non-emergency service coverage related to the proposed annexation of the GWIP associated with the following annexation applications from Weld County into the City of Greeley.

- Annexation No. 1 – ANX2025-0007
- Annexation No. 2 – ANX2025-0006
- Annexation No. 3 – ANX2025-0005
- Annexation No. 4 – ANX2025-0004
- Annexation No. 5 – ANX2025-0012
- Annexation No. 6 – ANX2025-0011
- Annexation No. 7 – ANX2025-0010
- Annexation No. 8 – ANX2025-0009
- Annexation No. 9 – ANX2025-0008
- Annexation No. 10 – ANX2025-0014
- Annexation No. 11 – ANX2025-0015
- Annexation No. 12 – ANX2025-0016
- Annexation No. 13 – ANX2025-0017
- Annexation No. 14 – ANX2025-0018
- Annexation No. 15 – ANX2025-0019

The Greeley Fire Department confirms that we have the capacity, staffing, and operational resources necessary to provide full fire protection and all-hazard emergency response services, including non-emergency response services, to the GWIP area upon completion of annexation into the City of Greeley. This includes fire suppression, emergency medical response, technical rescue, hazardous materials response, fire prevention, and community risk reduction services consistent with the level of service currently provided throughout the city.

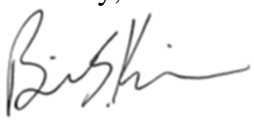
In addition, emergency response to this area will be strengthened through our existing automatic aid agreement with Windsor Severance Fire Rescue. This agreement ensures that the closest appropriate resources are dispatched regardless of jurisdictional boundaries, supporting efficient response times and seamless interagency cooperation for incidents within the GWIP area.

The Greeley Fire Department is committed to maintaining high levels of service, responder readiness, and community risk reduction for all newly annexed properties. If inefficiencies are found after the annexation is complete, the Greeley Fire Department and Windsor Severance Fire Rescue have agreed to explore other

service models. We look forward to maintaining our strong regional partnerships and delivering dependable, professional emergency services to this area as part of the City of Greeley.

Please feel free to contact me directly if additional information is needed.

Sincerely,



Brian S. Kuznik
Fire Chief
Greeley Fire Department
Brian.Kuznik@Greeleygov.com
970-350-9501

City of Greeley Colorado
POLICE DEPARTMENT

To Whom It May Concern:

Re: Law Enforcement Service Provision – GWIP Industrial Park Annexation

This letter is to formally address the provision of law enforcement service related to the proposed annexation of a portion of GWIP Industrial Park associated with the following annexation applications from Weld County into the City of Greeley.

- Annexation No. 1 – ANX2025-0007
- Annexation No. 2 – ANX2025-0006
- Annexation No. 3 – ANX2025-0005
- Annexation No. 4 – ANX2025-0004
- Annexation No. 5 – ANX2025-0012
- Annexation No. 6 – ANX2025-0011
- Annexation No. 7 – ANX2025-0010
- Annexation No. 8 – ANX2025-0009
- Annexation No. 9 – ANX2025-0008
- Annexation No. 10 – ANX2025-0014
- Annexation No. 11 – ANX2025-0015
- Annexation No. 12 – ANX2025-0016
- Annexation No. 13 – ANX2025-0017
- Annexation No. 14 – ANX2025-0018
- Annexation No. 15 – ANX2025-0019

The Greeley Police Department confirms that we have the capacity, staffing, and operational resources necessary to provide full law enforcement services including non-emergency response to police calls for service, to the Care Stream area upon completion of annexation into the City of Greeley. This includes emergency police response, traffic enforcement and accident investigation, criminal investigation, proactive patrol, and community policing consistent with the level of service currently provided throughout the city.

In addition, law enforcement response to this area will be strengthened through our mutual aid relationships with the Windsor Police Department and Weld County Sheriff's Office. Law enforcement agencies throughout Weld County provide coverage for each other and respond to emergencies outside of their jurisdiction when requested by another agency.

The Greeley Police Department is committed to maintaining a high level of law enforcement service for all newly annexed properties. If inefficiencies are identified after the annexation is complete, the Greeley Police Department would be open to the evaluation of other service models. We look forward to continuing

our strong regional partnerships while providing reliable and professional law enforcement service to this area as part of the City of Greeley.

Please feel free to contact me directly if additional information is needed.

Sincerely,
/s/ Adam Turk
Chief of Police
Greeley Police Department

February 12, 2026

Windsor Renewal 1
A division of the Broe Group
Attn: Dean Brown
517 Main St., Windsor, CO 80550

Re: Will Serve Letter – Windsor Renewal 1
Parcels: 080726200026, 080726300027, 080735200035
Local Address: 2005 Howard Smith Avenue and None

Upon annexation, the City will be positioned to serve the subject property with capacity in the city's existing treatment plants. The above-mentioned sites and other areas associated with the annexations listed below are within the water service area of City of Greeley, Water & Sewer Utilities. Greeley Water & Sewer has the necessary treatment and transmission capacity to serve the annexation and any level of development that would align with zoning. The sites will require offsite infrastructure to connect to the city's existing wet utility systems and may require inclusion into the West Greeley Commercial GID. Upon annexation, the city will provide service to the properties for potable water, non-potable water, and sanitary sewer services in accordance with municipal code once all necessary on and offsite infrastructure improvements are completed and applicable fees are paid.

Relevant Annexations with the City of Greeley:

- ANX2025-0004 (Annexation No. 1)
- ANX2025-0005 (Annexation No. 2)
- ANX2025-0006 (Annexation No. 3)
- ANX2025-0007 (Annexation No. 4)
- ANX2025-0008 (Annexation No. 5)
- ANX2025-0009 (Annexation No. 6)
- ANX2025-0010 (Annexation No. 7)
- ANX2025-0011 (Annexation No. 8)
- ANX2025-0012 (Annexation No. 9)
- ANX2025-0014 (Annexation No. 10)
- ANX2025-0015 (Annexation No. 11)
- ANX2025-0016 (Annexation No. 12)
- ANX2025-0017 (Annexation No. 13)
- ANX2025-0018 (Annexation No. 14)
- ANX2025-0019 (Annexation No. 15)

The City of Greeley has a few different methods for meeting the City's legislative requirements for raw water dedication for new growth and development. More information on the city's raw water dedication policy and the Greeley Industrial Water Bank can be provided upon request.

If additional information is required, please let us know.

Sincerely,

Derek Hannon

Derek Hannon
Long Range Utility Planner
Water and Sewer Department
City of Greeley
(970) 415-1829
Derek.Hannon@greeleygov.com

May 1, 2026

Mayor Dale Hall
City Council
City of Greeley
1100 10th Street
Greeley CO 80631

Re: Second notice of intergovernmental agreement establishing a development plan and demand for mediation

Mayor Hall and Members of the Council:

The Town of Windsor sends this Second Notice of intergovernmental agreement establishing a development plan and demand for mediation because Greeley has scheduled further hearings on the annexations identified as the Great Western Industrial Park Serial Annexations 1 through 9, as well as the subsequent and separate submittal of the Great Western Industrial Park Serial Annexations 10 through 15 (together, the "GWIP Annexation").

The Town has previously given notice to Greeley of the existence of the Weld County-Windsor Coordinated Planning Agreement, its map, and the fact that the territory proposed for annexation via the GWIP Annexation is within that planning agreement area. Accordingly, Greeley is obligated to cease any further action in processing the GWIP Annexation until it has completed mediation with the Town as required by C.R.S. § 24-32-3209.

Further action by the City on the annexation, including any action on or after the May 5 scheduled hearing, is in violation of C.R.S. § 24-32-3209. Windsor requests that Greeley cease all further processing of and action on the GWIP Annexation until it has complied with the mediation requirements of CRS 24-32-3209.

This request and demand is made pursuant to the following:

- C.R.S. § 24-32-3209(2.3)(b) requires that Greeley, as a municipality in receipt of a petition for annexation for territory included within a Coordinated Planning

301 Walnut Street
Windsor, CO 80550
Office: 970-674-2400
Fax: 970-674-2456
www.windsorgov.com

Agreement to which Greeley is not a party, must, upon notice of said agreement, refrain from referring the petition(s) to the governing body, and instead engage in mediation.

- The Town of Windsor is a party to an intergovernmental agreement with Weld County which qualifies as a Coordinated Planning Agreement under the statute: the Coordinated Planning Agreement approved by Weld County Ordinance 2015-15, and codified at Weld County Code Chapter 19 (Coordinated Planning Agreements), Article VI (Windsor Plan). That codified Agreement, in turn, incorporates by reference Exhibit 19-F, which is the Windsor Growth Management Area (GMA), which also functions as the Town's three mile plan under C.R.S. § 31-12-105.
- The Windsor GMA is also incorporated into the Windsor Comprehensive Plan, which is available on the Town's website.
- Copies of the relevant County Code, the Agreement, and the associated maps are attached, although as noted below, the Town has previously given notice and Greeley is well aware of the same.
- Greeley was given notice of the Coordinated Planning Agreement and the associated GMA maps, in the following manner:
    - 4/18/2025 Referral Comments to Greeley by Windsor, referring to and attaching the Windsor-Weld County Coordinated Planning Agreement and the Windsor GMA (copy attached).
    - 10/14/2025 Referral Comments to Greeley by Windsor (copy attached).
    - Copies of the foregoing Referral Comments distributed to the Greeley City Council at City Council Meetings on 1/6/2026 and 3/1/2026 and Planning Commission Meetings on 12/9/2025.
- Greeley was additionally given notice of Windsor's GMA through a 7/22/2025 referral comment letter regarding the Cascadia PUD. Although this is not part of the GWIP Annexation, it also calls attention to GMA conflicts.
- These actions constituted Windsor's First Notice to Greeley of the Coordinated Planning Agreement and Greeley's obligations under the same, in compliance with C.R.S. § 24-32-3209.

- Windsor, in reliance on the prior notice and the statute, advised Greeley of its objection to the ongoing processing of the GWIP Annexation by email and letter dated 4/3/2026, and again on 4/6/2026 (copies attached).

Despite the First Notice and the Town's subsequent objections, Greeley has proceeded to refer the GWIP Annexation petitions to the City Council, and the Council has taken action to find the petitions in substantial compliance under C.R.S. § 31-12-107. Further, the Council has set a hearing on eligibility for annexation for May 5, 2026. All these actions are contrary to C.R.S. § 24-32-3209 and in violation of Windsor's rights under that statute.

The Town of Windsor does not waive its rights under the First Notice given Greeley under the statute, and its right to contest actions of the City taken after the first Notice in violation of the statute. On the contrary, the Town of Windsor reserves all rights to contest the continued and unlawful actions of the City in pursuing the GWIP Annexation without the required statutory compliance. This includes, but is not limited to, an action pursuant to the statute or a writ of mandamus seeking a judicial order compelling Greeley's compliance with C.R.S. § 24-32-3209(2.3).

Sincerely,

Scott Ballstadt (May 1, 2026 08:22:38 MDT)
Scott Ballstadt
Director of Planning

Cc : Stacy Aurzada, City Attorney
Brian McBroom, City Manager

Enclosures:
Weld County-Windsor Coordinated Planning Agreement
Windsor GMA maps, as referenced in the Agreement and correspondence
Correspondence as described
Windsor Comprehensive Plan (hard copy hand delivered; not attached to electronic copies of this letter)

WINDSOR SEVERANCE FIRE RESCUE
100 N. 7th Street • Windsor • Colorado • 80550
970-686-2626

Dean Brown, Senior Vice President Industrial
Broe Real Estate Group
2005 Howard Smith Avenue East
Windsor, CO 80550

CC: Andrew Rosen, WSFR Board President
Julie Cline, Mayor
Dale Hall, Mayor
Shane Hale, Town Manager
Brian McBroom, Acting City Manager

April 22, 2026

Dear Mr. Brown,

I am writing on behalf of Windsor Severance Fire Rescue (WSFR) to formally express our opposition to the proposed annexation of property within the Kodak Industrial Park (2005 Howard Smith Drive) into the City of Greeley. This position is based on significant public safety concerns related to emergency response capabilities in the area. As the fire district currently responsible for providing both emergency and non-emergency services to the Industrial Park, we believe it is important to clearly state our position on this matter.

At present, WSFR is strategically positioned to provide more efficient emergency response coverage to the annexation site than the Greeley Fire Department. WSFR Fire Station No. 4 (1350 New Liberty Road) has an estimated response time of 8 minutes and 45 seconds, and WSFR Fire Station No. 1 (100 N. 7th Street) has an estimated response time of 8 minutes and 46 seconds. In contrast, the proposed Greeley Fire Station along Highway 34 is projected to have a response time of approximately 10 minutes and 30 seconds, while Greeley Fire Station No. 6 would require an estimated 11 minutes and 13 seconds to reach the site.

Additionally, WSFR has acquired property within the industrial park at 31730 Great Western Drive for the construction of a training facility scheduled for completion in 2026. Once operational, this facility will typically be staffed Monday through Thursday by a paramedic and two EMTs who will be available to respond to emergency incidents in the area. Fire crews conducting regular training exercises at this location will also be able to respond to calls for service as needed, further enhancing response capabilities.

While WSFR maintains automatic and mutual aid agreements with the Greeley Fire Department, it is important to clarify the operational limitations of these agreements. Automatic aid applies only to specific call types, meaning that incidents falling outside those parameters would be handled by the jurisdictional agency—in this case, the Greeley Fire Department—without WSFR response unless specifically requested.

When factoring in the proximity of our planned training facility, WSFR will be capable of responding to incidents at this location in approximately two minutes when personnel are on site. This represents a significant improvement compared to Greeley's estimated response times. Even when the training facility is unstaffed, **WSFR's existing stations can respond approximately 2 minutes and 28 seconds faster than Greeley Fire's current capabilities.** In emergency situations, particularly structure fires and critical medical incidents, these time differences are consequential and can directly impact life safety outcomes and property preservation.

The current deployment model provides a more efficient and logical response framework for this area. Requiring Greeley Fire personnel to travel through WSFR's jurisdiction and past our facilities to respond to incidents at this location does not represent an optimal or practical emergency response strategy.

For these reasons, WSFR believes that the proposed annexation is not in the best interest of public safety and may increase risk to the community during emergency incidents. Accordingly, we respectfully oppose the annexation.

If you have any questions or would like to discuss this matter further, please do not hesitate to contact me.

Respectfully,

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