

PLANNING COMMISSION SUMMARY

ITEM: Rezone from C-L (Commercial Low Intensity) to C-H (Commercial High Intensity) Zone District

FILE NUMBER: ZON2021-0017

PROJECT: 3115 35th Avenue Rezone

LOCATION: 3115 35th Avenue

APPLICANT: Robert Stanley Properties, LLC

CASE PLANNER: Darrell Gesick, Planner III

PLANNING COMMISSION HEARING DATE: July 26, 2022

PLANNING COMMISSION FUNCTION:

The Planning Commission shall consider the staff report, along with testimony and comments made by the applicant and the public, and shall then make a recommendation to the City Council regarding the application in the form of a finding based on the review criteria in Section 24-204.

EXECUTIVE SUMMARY

The City of Greeley is considering a request from Robert Stanley Properties LLC to rezone 2.11 acres from C-L (Commercial Low Intensity) to C-H (Commercial High Intensity) zone district (see Attachments A, B, and C).

A. REQUEST

The applicant is requesting approval of a rezone (see Attachment C).

B. STAFF RECOMMENDATION

Approval

C. LOCATION

The subject site is located at 3115 35th Avenue.

Abutting Zoning:

North: C-L (Commercial Low Intensity)

South: C-2 (City of Evans – Commercial Medium Intensity)

East: R-L (Residential Low Density) and R-1 (Weld County Low Density Residential)

West: R-3 (City of Evans – Multi-Family Residential)

Surrounding Land Uses:

North: Commercial Units
South: Storage Units
East: Large Lot Residential
West: Multi-Family

Site Characteristics:

The site currently consists of a 10,400-square-foot, two-story building, which housed a wireless internet service provider. Currently the building is vacant and is for sale. The west end of the property has several radio towers with small accessory structures associated with the towers. The western end of the property is gravel with paved parking adjacent to the south end of the two-story building. There is one access point is off of 35th Avenue.

D. BACKGROUND

The subject site was annexed as part of the RCC Annexation and zoned C-1 (Commercial Low) in 1987, (File No. Z 7:82) (Recording No. 2084959). The zoning classifications were changed in 1998, when the Development Code was revised. The existing zoning of C-L is the modern equivalent to C-1.

The subject site has been used as a commercial office building, specifically as a wireless internet service provider, with a portion of the building used as a warehouse for decades. Over the years, several radio towers were installed on the western portion of the site. With this application, the property owner is proposing to rezone 2.11 acres of land for the purpose of creating more development options for the subject site. The rezone does include the adjacent right-of-way.

E. APPROVAL CRITERIA

Development Code Section 24-204 Rezoning Procedures

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

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

Goal 4 – Prioritize Infill and Redevelopment

Objective GC-4.2 Reinvestment/Adaptive Reuse - Encourage reinvestment in established areas of Greeley to maximize the use of existing public infrastructure. Support the use of creative strategies to revitalize vacant, blighted, or otherwise underutilized structures and buildings through adaptive reuse.

Objective GC-4.3 Infill Compatibility - Promote the use of site design and building architecture that is sympathetic to the surrounding area and enhances the desirable character and form of the neighborhood or area.

Staff Comment: This proposal is in accordance with Goal 4, Prioritize Infill and Redevelopment, of the Imagine Greeley Comprehensive Land Use Plan. The rezoning request for this site, would encourage reinvestment of an existing structure that is using existing public infrastructure.

The proposal complies with this criterion.

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

Staff Comment: The proposed rezone would allow for more development options, which fulfills the intent of the proposed zoning district of C-H and is consistent with other uses in the surrounding area. With more development options, there is more potential to provide services to the surrounding area.

The proposal complies with this criterion.

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

Staff Comment: The majority of this area has been developed out for many years, which includes commercial units to the north and storage units to the south of the subject site. The large lot residential to the east also developed many years ago within Weld County's jurisdiction. Recently, a multi-family project developed to the west of the subject site. There is one small lot to the north that has not been developed but is available for commercial use.

Keeping the subject property under the current zoning district, which limits uses to low intensity commercial uses, would limit redevelopment opportunities. With the proposed C-H zone district, a variety of commercial uses would be allowed, which would allow for more flexibility in development options. Planning staff concludes that it is in the public's interest to rezone the subject site to allow for more options.

The proposal complies with this criterion.

4. 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 current C-L zone district has been in place since 1987 and was developed the same year. There was a small addition to the western side of the building in 2011. The existing zoning is not necessarily inappropriate, however, most of the uses the applicant has proposed for the site tend to be allowed in the C-H zone. Rezoning to the C-H zone would provide more development opportunities. In addition, the site is along a major arterial roadway, which encourage high commercial uses.

The proposal complies with this criterion.

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

Staff Comment: The subject site is currently developed with a two story, 10,400-square-foot building. The building is consistent with other buildings and development in the area. To the north of the subject site there is a commercial office building and some vacant land, to the east there is large lot residential uses, to the south there are storage units, and to the west there is a multi-family development. Any development plan application for the property would be reviewed for compliance with the City's Development Code requirements.

The proposal complies with this criterion.

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

Staff Comment: The City of Greeley currently provides water and the City of Evans currently provides sewer services to the subject site. Any proposed development or redevelopment of the subject site would be reviewed for compliance with City standards and improvement to infrastructure may be required at that time. Additional information regarding City services can be found in this report in Sections F, G, and H.

The proposal complies with this criterion.

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

Staff Comment: The proposed rezoning would allow more development options if the site were rezoned to C-H, allowing for more potential services for the community, making the rezone more appropriate than the current zoning district.

The proposal complies with this criterion

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

Staff Comment: Any reasonably anticipated negative impacts on this area resulting from this rezoning would be mitigated as part of the development review process by the consistent enforcement of Municipal Code requirements regarding landscaping buffers, architectural features, setbacks, and other relevant codes and policies. A conceptual traffic study and drainage report were provided with this application, and the final drainage and traffic needs would be further evaluated at the time of site plan or plat, as necessary.

The proposal complies with this criterion.

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

Staff Comment: Staff recommends approval of this rezoning request.

F. PHYSICAL SITE CHARACTERISTICS

1. SUBDIVISION HISTORY

The subject site is not part of a subdivision at this time, and there is not a plan to subdivide the property in the future.

2. HAZARDS

Staff is unaware of any potential hazards that presently exist on the site.

3. WILDLIFE

The subject site is not located in an area identified for moderate or high wildlife impacts. There are no known impacts that would occur to wildlife if the site were rezoned.

4. FLOODPLAIN

The proposed rezone is not located within the 100-year floodplain or floodway, according to the adopted Federal Emergency Management Administration (FEMA) flood data.

5. DRAINAGE AND EROSION

This rezone will not affect the existing drainage for the site. Any proposed development of the site will require the documentation of all drainage, detention, water quality, and erosion mitigation as a condition of the development of the site.

6. TRANSPORTATION

The City’s Transportation Planner and Engineering Development Review staff have reviewed the traffic compliance letter submitted with this application and found that additional traffic would not create a significant impact on the existing roadway systems.

No additional improvements were warranted based on projected traffic. Further analysis would be conducted at the time of the site plan review once exact layouts are confirmed.

G. SERVICES

1. WATER

Water services are available in the area and can adequately serve the subject site.

2. SANITARY SEWER

Sanitation services are currently provided for this site by the City of Evans. Due to the limitations of the City of Greeley’s sanitary sewer system, any additional future services will be provided by the City of Evans. The developer and the City of Evans have had discussions on this topic, adequate service is available in the City of Evans system, and the property owner understands that approval for such services will require continued coordination with the City of Evans.

3. EMERGENCY SERVICES

Emergency services are available and can adequately serve the subject property. The subject site is within the City of Greeley’s Fire Protection area and would be served by Fire Station #2, which is located approximately one mile from the subject the site.

4. PARKS/OPEN SPACES

No public parks or public open space areas are proposed with this request and the request would not create any private parks or open space. The proposed rezone should have little to no impact on parks or open space in the community.

5. SCHOOLS

No schools are proposed or located within the site.

H. NEIGHBORHOOD IMPACTS

1. VISUAL

No visual impacts are anticipated with the rezone request. Any development plan application for the property would be reviewed for compliance with the City's Development Code requirements regarding visual impacts.

2. NOISE

No noise impacts are anticipated with the rezone request. Any potential noise created by future development will be regulated by the Municipal Code.

I. PUBLIC NOTICE AND COMMENT

Neighborhood notices were mailed to a total of 27 surrounding property owners on July 7, 2022, per Development Code requirements. A sign was posted on the subject site on July 7, 2022. Notice was provided via the Greeley website on July 6, 2022.

J. MINERAL ESTATE OWNER NOTIFICATION

Mineral notice is not required for a rezone request.

K. PLANNING COMMISSION RECOMMENDED MOTION

Approval -

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed rezoning from C-L (Commercial Low Intensity) Zone District to the C-H (Commercial High Intensity) Zone District meets the Development Code criteria, Section 24-204(b) 1-9; and therefore, recommends approval of the rezone to the City Council.

Denial –

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed rezoning from C-L (Commercial Low Intensity) Zone District to the C-H (Commercial High Intensity) Zone District does not meet the Development Code criteria, Section 24-204(b) 1-9; and therefore, recommends denial of the rezone to the City Council.

ATTACHMENTS

Attachment A – Vicinity Map

Attachment B – Photo Aerial Map

Attachment C – Project Narrative

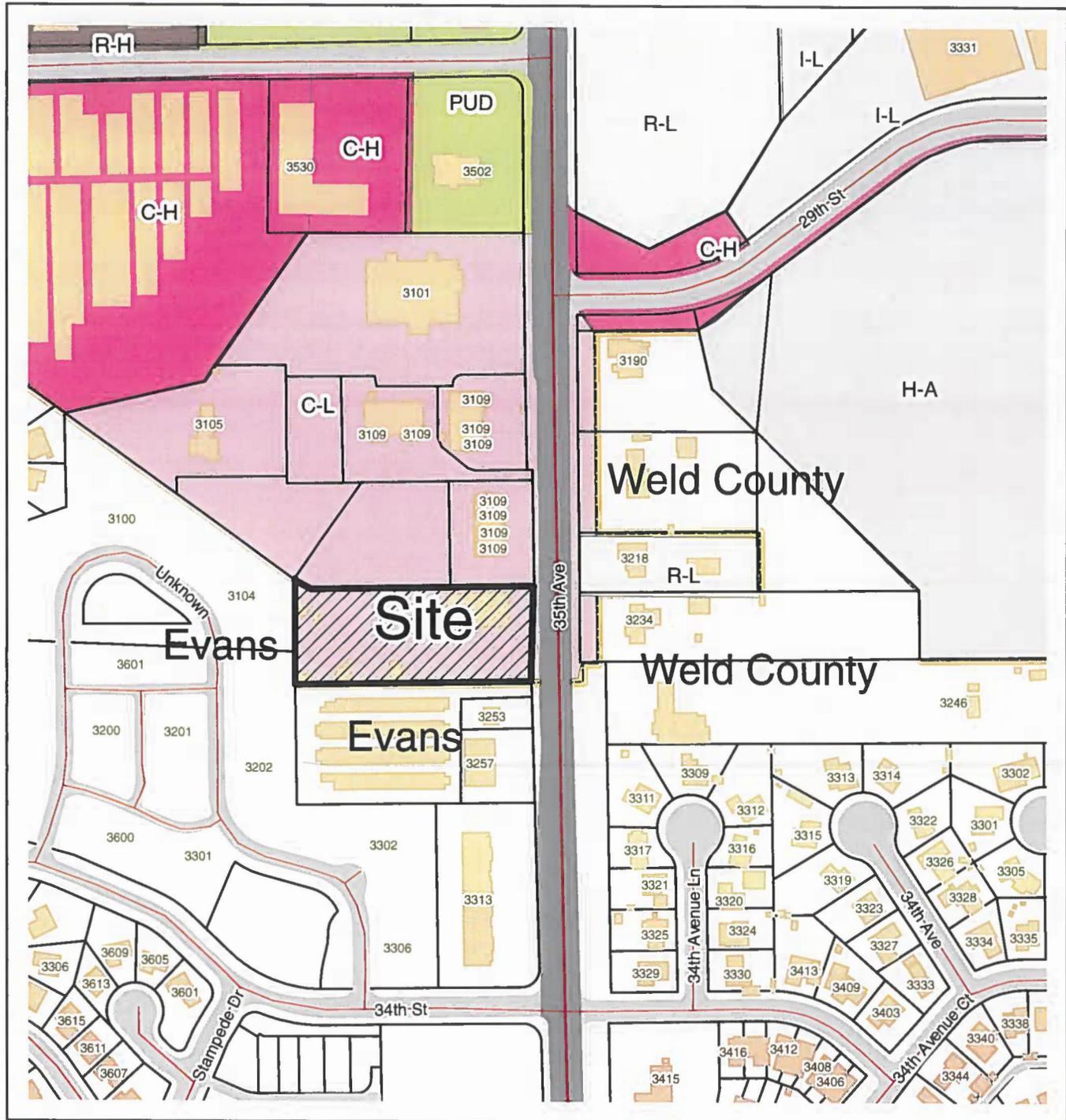
Attachment D – Rezone Boundary Map

Attachment E – Site Analysis Map

Attachment F – Zoning Suitability Map

Attachment G – Neighborhood Notification Boundary Map

Zoning/Vicinity Map 3115 35th Avenue Rezone



ZON2021-0017

Legend

- Structure
- FEATURE_SUBTYPE**
- Water Body
- Weld Parcels
- Road Centerline
- Roads

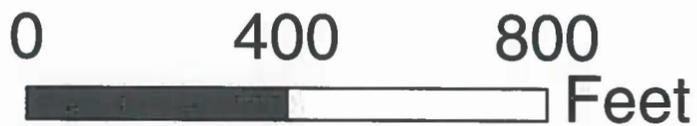


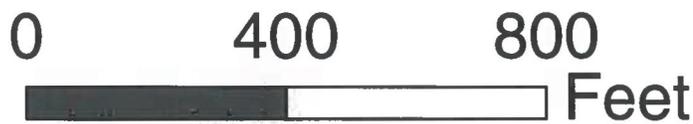
Photo Aerial Map 3115 35th Avenue Rezone



ZON2021-0017

Legend

- Structure
- FEATURE_SUBTYPE**
- Water Body
- Weld Parcels
- Road Centerline
- Roads
- Origin Cache Mask



Robert Stanley Properties LLC
3115 35th Avenue
Greeley, CO 80634

Project Narrative for CH Rezone

I hope that Darrell Gesick is selected as our planner, as he was the planner working with a previous potential property buyer, and he has history with the rezone application (Case# ZON2020-0011). Darrell was the planner for our Pre-Application Meeting, and he would provide continuity to the rezoning process.

Application Submittal Requirements

The completed application form for a rezone from CL to CH has been submitted via eTRAKiT along with the application fee. The property at 3115 35th Avenue, Greeley, CO 80634 is owned by Robert Stanley Properties LLC, see Special Warranty Deed as proof. Attached are the following supporting documents:

- Special Warranty Deed, proof of ownership
- Property Boundary Map
- Site Analysis Map
- Zoning Suitability Map
- Conceptual Traffic Impact Study document
- Conceptual Drainage Report & Plan document
- Legal Description
- Deed Restrictions/Covenants (105 pages)

The property consists of a two-story office building, a back lot (acreage with three radio towers, three sheds), parking lot on the south side of building with full access to 35th Avenue. The two-story office building was constructed in 1987 with an addition in 2011, garage added. There are three metal sheds, irrigated lawn, trees, shrubs, chain link fencing, concrete sidewalk, asphalt parking lot and gravel/rock ground cover in the back lot. Vehicle access to the back lot is through a gate from the parking lot. Currently there are no tenants in the office building with no plans to modify the building or grounds.

There are no plans to change how pedestrians can access the property. Pedestrians have accessed the office from their parked vehicle, walk from the parking lot to the front or side office door via a sidewalk. A pedestrian can also access the property via the 35th Avenue sidewalk.

The current zoning is Commercial Low (CL), we propose changing the zoning to Commercial High (CH) to expand commercial uses. CH will allow limited company vehicles and/or equipment to park behind the

Robert Stanley Properties LLC
3115 35th Avenue
Greeley, CO 80634

two-story office building—similar to the parked commercial trucks to the north. From 35th Avenue, the two-story office building, and trees block or screen the view of the back lot. To the south of the property is a self-storage facility (if located in Greeley would be zoned CH), further south is a strip mall, to the north of the property are multiple office buildings with parking lots. To the northwest of the property is a self-storage facility and hotel zoned CH. There should be no potential impact upon the immediate neighborhood with respect to noise, environmental, visual or the provision of city services such as police, fire, water, sewer, street, and pedestrian systems.

With the current office building setback providing green areas and screening; the future commercial use will have a low/no impact to traffic, rezoning from CL to CH is in accordance with the goals and policies of the comprehensive plan elements. The rezoning will positively impact the economic health and diversification for the City of Greeley providing additional tax revenues, jobs, mix of businesses and the needed services for Greeley/Evans citizens. The rezoning will support the comprehensive plan with Objective ED-1.5 Support for Entrepreneurs Encourage the start-up and growth of small businesses. The rezoning will not impact infrastructure.

If I can be of any assistance, please contact me.

Thank you.

Regards,

Rob Stanley
Robert Stanley Properties

PROPERTY BOUNDARY MAP 3115 35TH AVENUE

CASE # ZON2021-0017
LOCATED IN SOUTHEAST QUARTER OF NORTHEAST QUARTER & NORTHEAST QUARTER OF SOUTHEAST QUARTER
OF SECTION 23, T5N, R66W, 6TH P.M., CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

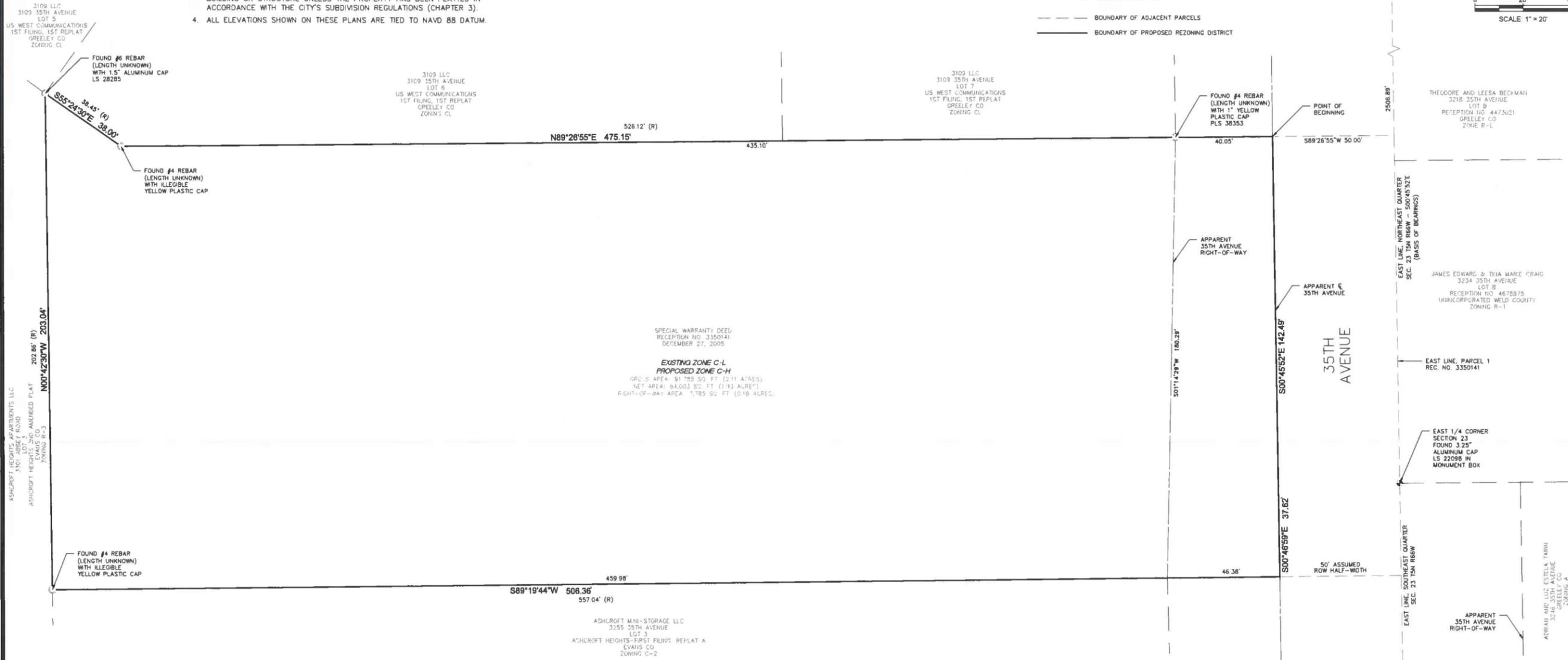
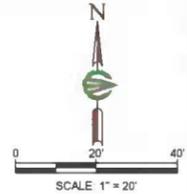
NOTES:

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

LEGEND:

- (R) RECORD INFORMATION
- AC ALUMINUM CAP
- YPC YELLOW PLASTIC CAP
- BOUNDARY OF ADJACENT PARCELS
- BOUNDARY OF PROPOSED REZONING DISTRICT

POINT OF COMMENCEMENT
NORTHEAST CORNER
SECTION 23
FOUND NO 8 REBAR
3.25" ALUM. CAP
PLS 23513



SPECIAL WARRANTY DEED
RECEPTION NO. 3350141
DECEMBER 27, 2005

EXISTING ZONE C-L
PROPOSED ZONE C-H
GROSS AREA: 91,788 SQ. FT. (2.11 ACRES)
NET AREA: 84,000 SQ. FT. (1.93 ACRES)
RIGHT-OF-WAY AREA: 1,785 SQ. FT. (0.18 ACRES)

REZONE LEGAL DESCRIPTION:

A PARCEL OF LAND SITUATE IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE ¼ NE ¼) AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE ¼ SE ¼) OF SECTION 23, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER (E LINE, NE 1/4) OF SAID SECTION 23 AS HAVING AN ASSUMED BEARING OF SOUTH 00°45'52" EAST, AND WITH ALL BEARINGS CONTAINED HEREIN LYING RELATIVE THERETO:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 23;

THENCE SOUTH 00°45'52" EAST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER (E LINE, NE 1/4) OF SAID SECTION 23, A DISTANCE OF 2506.89 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND IDENTIFIED AS PARCEL 1 IN DOCUMENT RECORDED DECEMBER 27, 2005 UNDER RECEPTION NUMBER 3350141 IN THE OFFICE OF THE CLERK AND RECORDER OF WELD COUNTY, COLORADO;

THENCE DEPARTING THE EAST LINE OF SAID NORTHEAST QUARTER (E LINE, NE ¼), AND PROCEEDING SOUTH 89°26'55" WEST, ALONG THE NORTH LINE OF SAID PARCEL 1 OF SAID RECEPTION NUMBER 3350141, A DISTANCE OF 50.00 FEET, MORE OR LESS, TO A POINT ON THE APPARENT CENTERLINE OF 35TH AVENUE AND THE POINT OF BEGINNING;

THENCE DEPARTING THE NORTH LINE OF SAID PARCEL 1 OF SAID RECEPTION NUMBER 3350141 AND PROCEEDING ALONG SAID APPARENT CENTERLINE, RUNNING PARALLEL WITH AND 50.00' FEET WESTERLY OF (AS MEASURED AT RIGHT ANGLES) THE EAST LINE OF SAID PARCEL 1 OF SAID RECEPTION NUMBER 3350141, THE FOLLOWING 2 (TWO) COURSES AND DISTANCES: 1) SOUTH 00°45'52" EAST, A DISTANCE OF 142.49 FEET; 2) SOUTH 00°46'59" EAST, A DISTANCE OF 37.62 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF SAID PARCEL 1 OF SAID RECEPTION NUMBER 3350141;

THENCE DEPARTING SAID APPARENT CENTERLINE AND PROCEEDING ALONG THE SOUTH, WEST AND NORTH LINES OF SAID PARCEL 1 OF SAID RECEPTION NUMBER 3350141, AS MONUMENTED, THE FOLLOWING 4 (FOUR) COURSES AND DISTANCES: 1) SOUTH 89°19'44" WEST, A DISTANCE OF 506.36 FEET; 2) NORTH 00°42'30" WEST, A DISTANCE OF 203.04 FEET; 3) SOUTH 55°24'30" EAST, A DISTANCE OF 38.00 FEET; 4) NORTH 89°26'55" EAST, A DISTANCE OF 475.15 FEET, MORE OR LESS, TO A POINT ON THE APPARENT CENTERLINE OF 35TH AVENUE AND THE POINT OF BEGINNING;

CONTAINING 91,788 SQUARE FEET (2.11 ACRES), MORE OR LESS, AND BEING SUBJECT TO ALL EXISTING EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD, AS OF THE DATE OF CERTIFICATION SHOWN HEREON.

BASIS OF BEARINGS:

THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 23 AS HAVING AN ASSUMED BEARING OF SOUTH 00°45'52" EAST, BEING MONUMENTED AS SHOWN, WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO.

SURVEY NOTES:

- COFFEY ENGINEERING AND SURVEYING DOES NOT HAVE THE EXPERTISE TO ADDRESS MINERAL RIGHTS, AND RECOMMENDS THE OWNER RETAIN AN EXPERT TO ADDRESS THESE MATTERS. COFFEY ENGINEERING AND SURVEYING ASSUMES NO RESPONSIBILITY FOR THE MINERAL RIGHTS UPON THIS TRACT OF LAND.
- THIS MAP WAS PREPARED FOR THE EXCLUSIVE USE OF REZONING THE LANDS AND AREA SHOWN HEREON.
- THE LINEAL UNIT USED IN THE PREPARATION OF THIS SURVEY IS THE US SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
- ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

REFERENCES:

- SPECIAL WARRANTY DEED, BUSINESS RADIO COMMUNICATIONS, LLC TO ROBERT STANLEY PROPERTIES, LLC, WELD COUNTY RECORDS, RECEPTION 3350141, DATED DECEMBER 27, 2005
- US WEST COMMUNICATIONS 1ST FILING 1ST REPLAT, WELD COUNTY RECORDS, RECEPTION 4321279, DATED JULY 26, 2017.
- ASHCROFT HEIGHTS- FIRST FILING, REPLAT A, WELD COUNTY RECORDS, RECEPTION 2738708, DATED DECEMBER 15, 1999.
- ASHCROFT HEIGHTS- SECOND AMENDED PLAT, WELD COUNTY RECORDS, RECEPTION 3923135, DATED APRIL 8, 2013.



VICINITY MAP
SCALE 1"=1000'

OWNER:

ROBERT STANLEY PROPERTIES LLC
3115 35TH AVE GREELEY, CO 80634-9415
PHONE# 970-576-6189

SURVEYOR'S STATEMENT:

I, CHASE J. CORBRIDGE, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PROPERTY BOUNDARY MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

FOR AND ON BEHALF OF:
COFFEY ENGINEERING & SURVEYING
3855 PRECISION DRIVE, #140
LOVELAND, CO 80538

CHASE J. CORBRIDGE
COLORADO PLS 38405



**3115 35TH AVENUE
PROPERTY BOUNDARY MAP**

CASE # ZON2021-0017
LOCATED IN NE ¼ OF SE ¼ SECTION 23, T5N, R66W, 6TH P.M.,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

DATE	REQUEST BY	REVISION	CHECK BY	DATE	REQUEST BY
07/25/21	CITY OF GREELEY COMMENTS		CJC		
09/02/21	CLIENT/CITY COMMENTS		CJC		
12/16/21	CITY OF GREELEY COMMENTS		CJC		
01/26/22	CITY OF GREELEY COMMENTS		CJC		
02/22/22	CITY OF GREELEY COMMENTS		CJC		

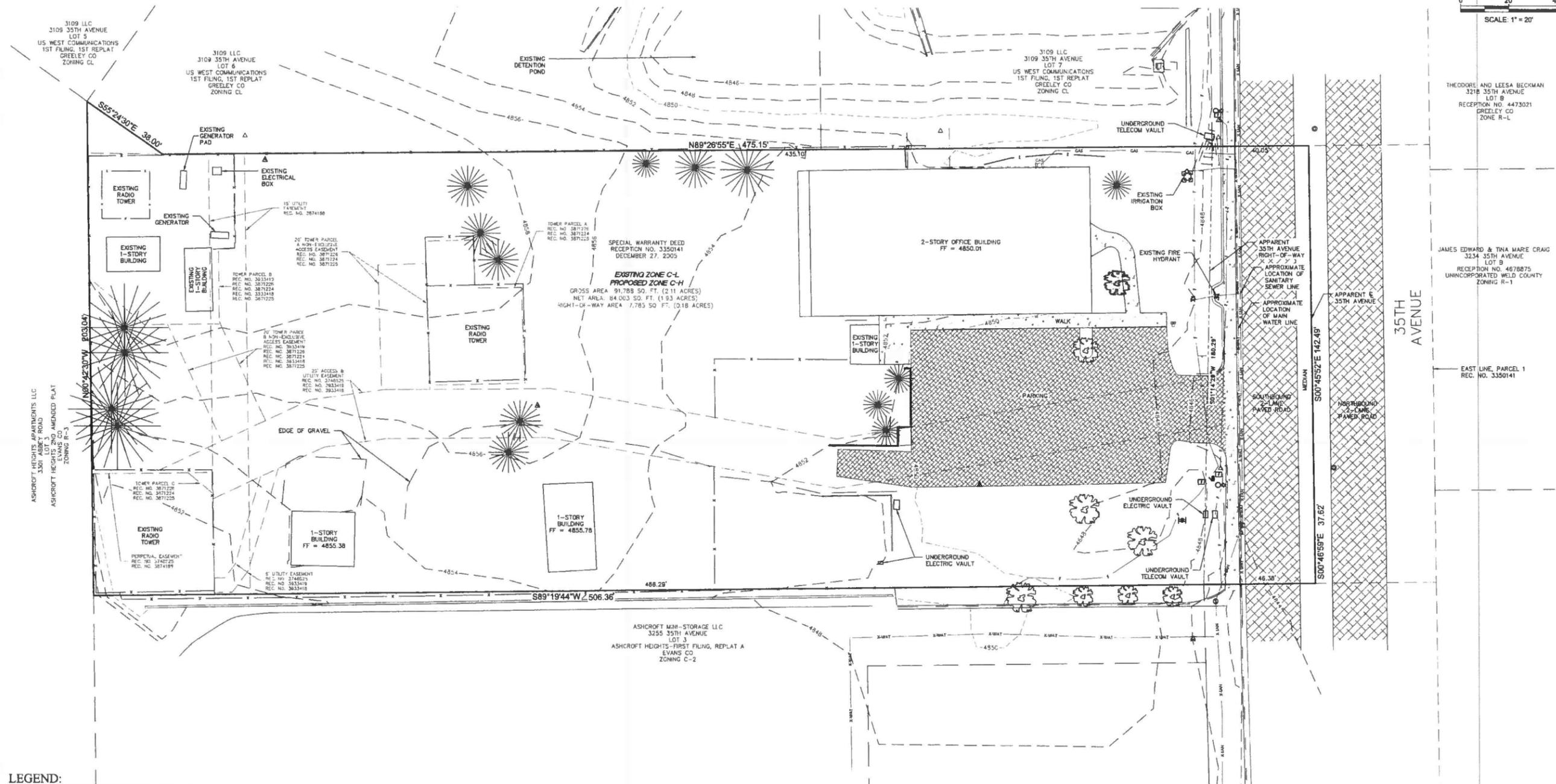
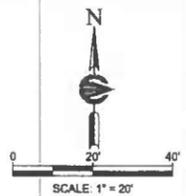
Project:	38405
Drawn By:	HJK/DA
Checked By:	CJC
Date:	01/27/2022
Rev. Date:	01/27/2022
Check By:	CJC

SURVEY CONTROL NOTES

BASIS OF BEARING:
 THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 23 AS HAVING AN ASSUMED BEARING OF SOUTH 00°45'27" EAST, WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO.

SITE ANALYSIS MAP
3115 35TH AVENUE

CASE #: ZON2021-0017
 LOCATED IN SOUTHEAST QUARTER OF NORTHEAST QUARTER & NORTHEAST QUARTER OF SOUTHEAST QUARTER OF SECTION 23, T5N, R66W, 6TH P.M., CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO



DATE	REVISION	BY	REASON
07/25/21	CIC	CIC	REVISION
07/25/21	CIC	CIC	REVISION
07/25/21	CIC	CIC	REVISION
07/25/21	CIC	CIC	REVISION
07/25/21	CIC	CIC	REVISION

Project: 3848.00
 Drawing: SAM-3
 Drawn By: PJK/PA
 Date: 07/27/2021
 Rev. Date: 07/20/2022
 Check By: CIC

3115 35TH AVENUE
SITE ANALYSIS MAP
 CASE #: ZON2021-0017
 SE 1/4 OF NE 1/4 & NE 1/4 OF SE 1/4 SECTION 23, T5N, R66W, 6TH P.M., CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

LEGEND:

- SIGN (SINGLE POST)
- GAS VALVE
- ELECTRIC JUNCTION/TRANSFORMER BOX
- FINISHED FLOOR ELEVATION
- IRRIGATION CONTROL VALVE
- LIGHT POLE
- MAILBOX
- TELEPHONE PEDESTAL
- CORP STOP
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- DIRECT FLOW
- OVERLAND FLOW
- WATER METER BOX
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM WATER MANHOLE
- EXISTING CATCH BASIN INLET
- EXISTING SANITARY SEWER CLEAN OUT
- CONCRETE
- ASPHALT
- DECIDUOUS TREE W/CALIPER
- CONIFEROUS TREE W/CALIPER
- FENCE
- 4850 — EXISTING CONTOUR
- X-WAT — EXISTING WATER LINE (SEE NOTE 5)
- X-SAN — EXISTING SANITARY LINE (SEE NOTE 5)
- F — EXISTING FIBER OPTIC LINE (SEE NOTE 5)
- GAS — EXISTING GAS LINE (SEE NOTE 5)
- E — EXISTING ELECTRIC LINE (SEE NOTE 5)
- PROPERTY BOUNDARY
- EXISTING CURB & GUTTER

GENERAL NOTES

- THIS MAP WAS PREPARED FOR THE EXCLUSIVE USE OF REZONING THE LANDS AND AREA SHOWN HEREON.
- ALL EXISTING STRUCTURES, AS SHOWN HEREON, ARE TO REMAIN. NO DEMOLITION OR REMOVAL(S) IS/ARE EXPECTED AT THIS TIME.
- ONLY THOSE EASEMENTS AND/OR ENCUMBRANCES THAT ARE GEOMETRICALLY INDEPENDENT/INCONGRUOUS WITH THE EXTERIOR BOUNDARY OF THE PROPERTY ARE SHOWN.
- NO OVERHEAD UTILITY LINES, AS MAY BE IMMEDIATELY OBVIOUS /APPARENT ARE SHOWN ON THIS DOCUMENT. ALL "EXISTING RADIO TOWERS", ARE STAND-ALONE STRUCTURES AND ARE NOT INTERCONNECTED.
- ONLY THOSE SUB-SURFACE UTILITIES (AND/OR APPURTENANCES THERETO) AS IMMEDIATELY OBVIOUS/APPARENT, BEING LOCATED BY ASSORTED 811 PUBLIC/PRIVATE SERVICES ON OR AROUND MARCH 31, 2022 ARE SHOWN ON THIS DOCUMENT. NO OTHER SUCH STRUCTURES OR FACILITIES ARE BELIEVED TO IMPACT THE PROPERTY.

SURVEYOR'S STATEMENT:

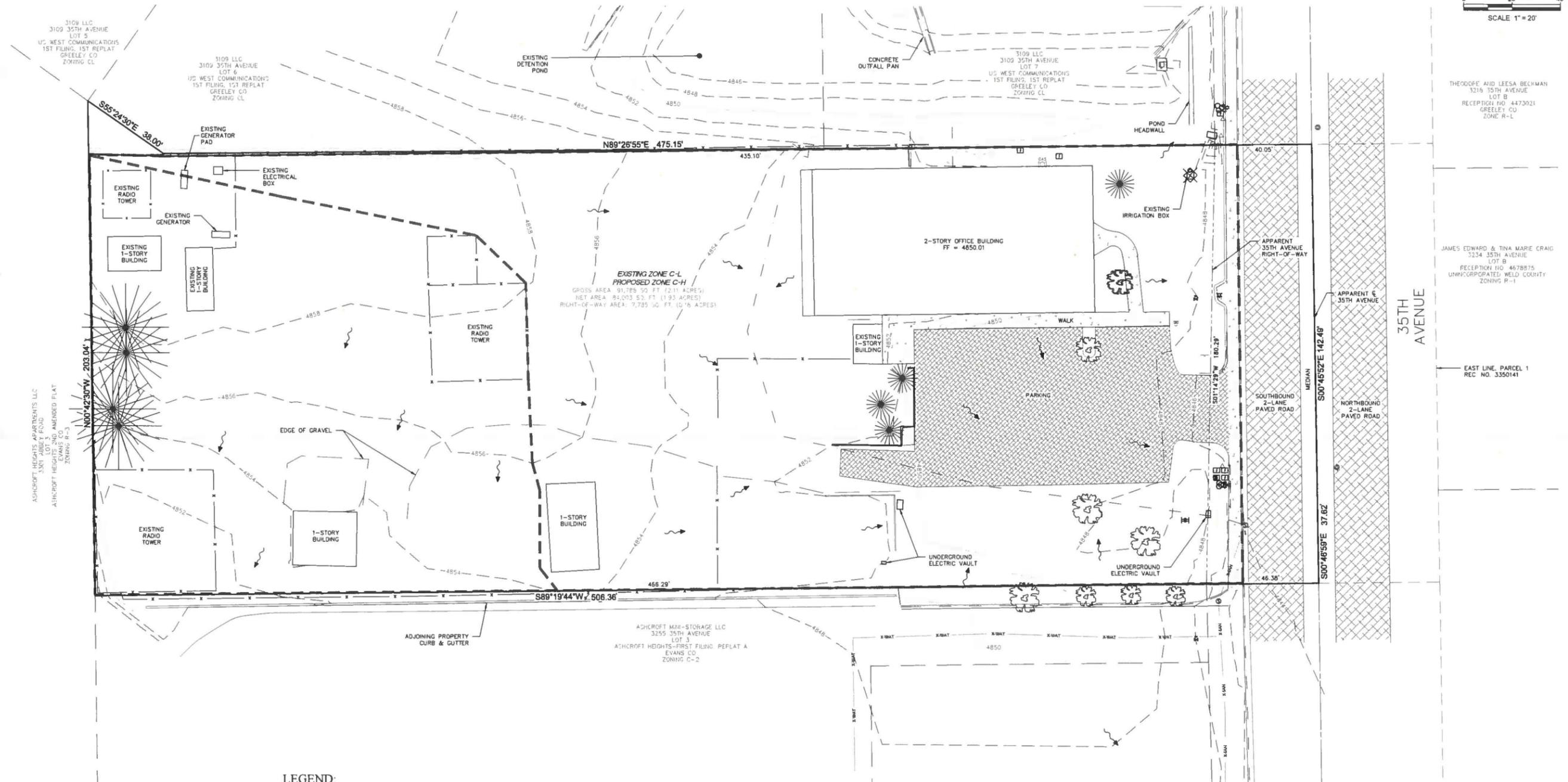
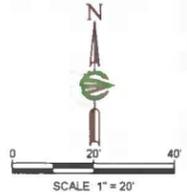
I, CHASE J. CORBRIDGE, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PROPERTY BOUNDARY MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

FOR AND ON BEHALF OF:
 COFFEY ENGINEERING & SURVEYING
 3855 PRECISION DRIVE, #140
 LOVELAND, CO 80538
 CHASE J. CORBRIDGE
 COLORADO PLS 38405



ZONING SUITABILITY MAP 3115 35TH AVENUE

CASE # ZON2021-0017
LOCATED IN SOUTHEAST QUARTER OF NORTHEAST QUARTER & NORTHEAST QUARTER OF SOUTHEAST QUARTER
OF SECTION 23, T5N, R66W, 6TH P.M., CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO



DATE	REQUESTED BY	REVISION	CHECK
07/25/21	CITY OF GREELEY COMMENTS		C/C
09/09/21	CITY OF GREELEY COMMENTS		C/C
07/26/22	CITY OF GREELEY COMMENTS		C/C
07/26/22	CITY OF GREELEY COMMENTS		C/C
02/25/22	CITY OF GREELEY COMMENTS		C/C

3115 35TH AVENUE
ZONING SUITABILITY MAP
CASE # ZON2021-0017
SECTION 23, T5N, R66W, 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

LEGEND:

- | | |
|-------------------------------------|--|
| — T — SIGN (SINGLE POST) | ◇ WATER METER BOX |
| ⊕ GAS VALVE | ⊙ EXISTING SANITARY SEWER MANHOLE |
| ⊞ ELECTRIC JUNCTION/TRANSFORMER BOX | ⊙ EXISTING STORM WATER MANHOLE |
| FF FINISHED FLOOR ELEVATION | ⊙ EXISTING CATCH BASIN INLET |
| ⊞ IRRIGATION CONTROL VALVE | ⊙ EXISTING SANITARY SEWER CLEAN OUT |
| ⊙ LIGHT POLE | CONCRETE |
| ⊞ MAILBOX | ASPHALT |
| ⊞ TELEPHONE PEDESTAL | DECIDUOUS TREE |
| ⊞ CORP STOP | CONIFEROUS TREE |
| ⊞ EXISTING FIRE HYDRANT | — X — FENCE |
| ⊞ EXISTING WATER VALVE | — 4850 — EXISTING CONTOUR |
| ⊞ OVERLAND FLOW | — X-WAT — EXISTING WATER LINE LOCATED BY OTHERS |
| | — X-SAN — EXISTING SANITARY LINE LOCATED BY OTHERS |
| | — — — PROPERTY BOUNDARY |
| | — — — EXISTING CURB & GUTTER |

SURVEY CONTROL NOTES

BASIS OF BEARING:
THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 23 AS HAVING AN ASSUMED BEARING OF SOUTH 00°45'52" EAST, BEING MONUMENTED AS SHOWN ON PROPERTY BOUNDARY MAP, AND WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO.

GENERAL NOTES

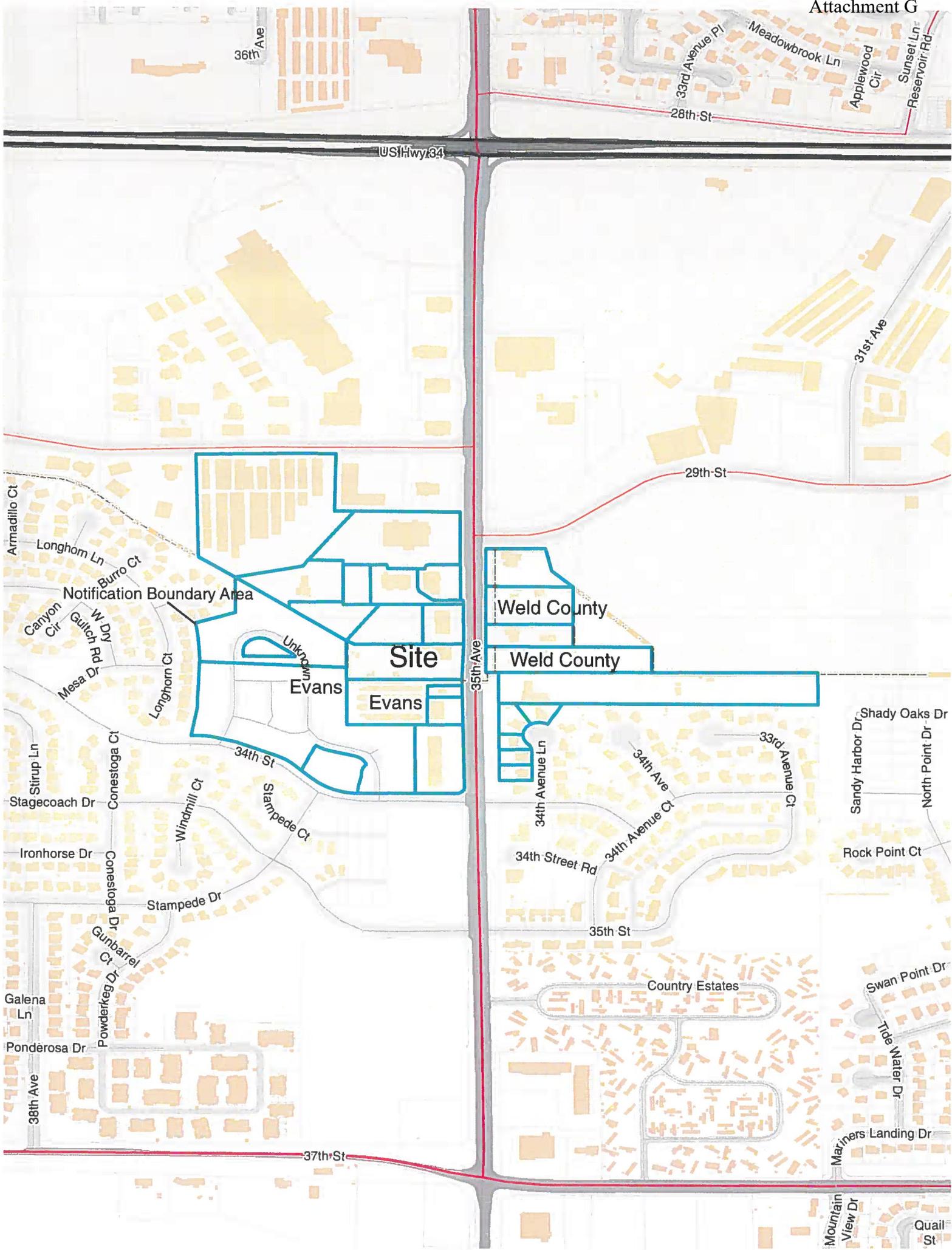
- THIS MAP WAS PREPARED FOR THE EXCLUSIVE USE OF REZONING THE LANDS AND AREA SHOWN HEREON.
- ALL EXISTING STRUCTURES, AS SHOWN HEREON, ARE TO REMAIN. NO DEMOLITION OR REMOVAL(S) IS/ARE EXPECTED AT THIS TIME.
- ONLY THOSE EASEMENTS AND/OR ENCUMBRANCES THAT ARE GEOMETRICALLY INDEPENDENT/INCONGRUOUS WITH THE EXTERIOR BOUNDARY OF THE PROPERTY ARE SHOWN.
- NO OVERHEAD UTILITY LINES, AS MAY BE IMMEDIATELY OBVIOUS/APPERTENT, ARE SHOWN ON THIS DOCUMENT. ALL "EXISTING RADIO TOWERS", ARE STAND-ALONE STRUCTURES AND ARE NOT INTERCONNECTED.
- ONLY THOSE SUB-SURFACE UTILITIES (AND/OR APPURTENANCES THERETO), AS MAY BE IMMEDIATELY OBVIOUS/APPERTENT, ARE SHOWN ON THIS DOCUMENT. NO OTHER SUCH STRUCTURES OR FACILITIES ARE BELIEVED TO IMPACT THE PROPERTY.

SURVEYOR'S STATEMENT:

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FOR AND ON BEHALF OF:
COFFEY ENGINEERING & SURVEYING
3855 PRECISION DRIVE, #140
LOVELAND, CO 80538
CHASE J. CORBRIDGE
COLORADO PLS 38405





36th Ave

US Hwy 34

28th St

29th St

31st Ave

Armadillo Ct

Longhorn Ln

Burro Ct

Canyon Cir

W. Dry Gulch Rd

Mesa Dr

Longhorn Ct

Unknown

Evans

Evans

Site

Weld County

Weld County

35th Ave

Stirrup Ln

Stagecoach Dr

Ironhorse Dr

Galena Ln

Ponderosa Dr

38th Ave

Conestoga Ct

Conestoga Dr

Gunbarrel Ct

Powderkeg Dr

Windmill Ct

Stampede Dr

34th St

Stampede Ct

34th Avenue Ln

34th Ave

34th Avenue Ct

35th St

33rd Avenue Ct

Sandy Harbor Dr

North Point Dr

Rock Point Ct

Country Estates

Swan Point Dr

Tie Water Dr

Mariners Landing Dr

Mountain View Dr

Quail St