

PREPARED BY



LAND PLANNER / LANDSCAPE ARCHITECT

RIPLEY DESIGN INC.
Sam Coutts
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828

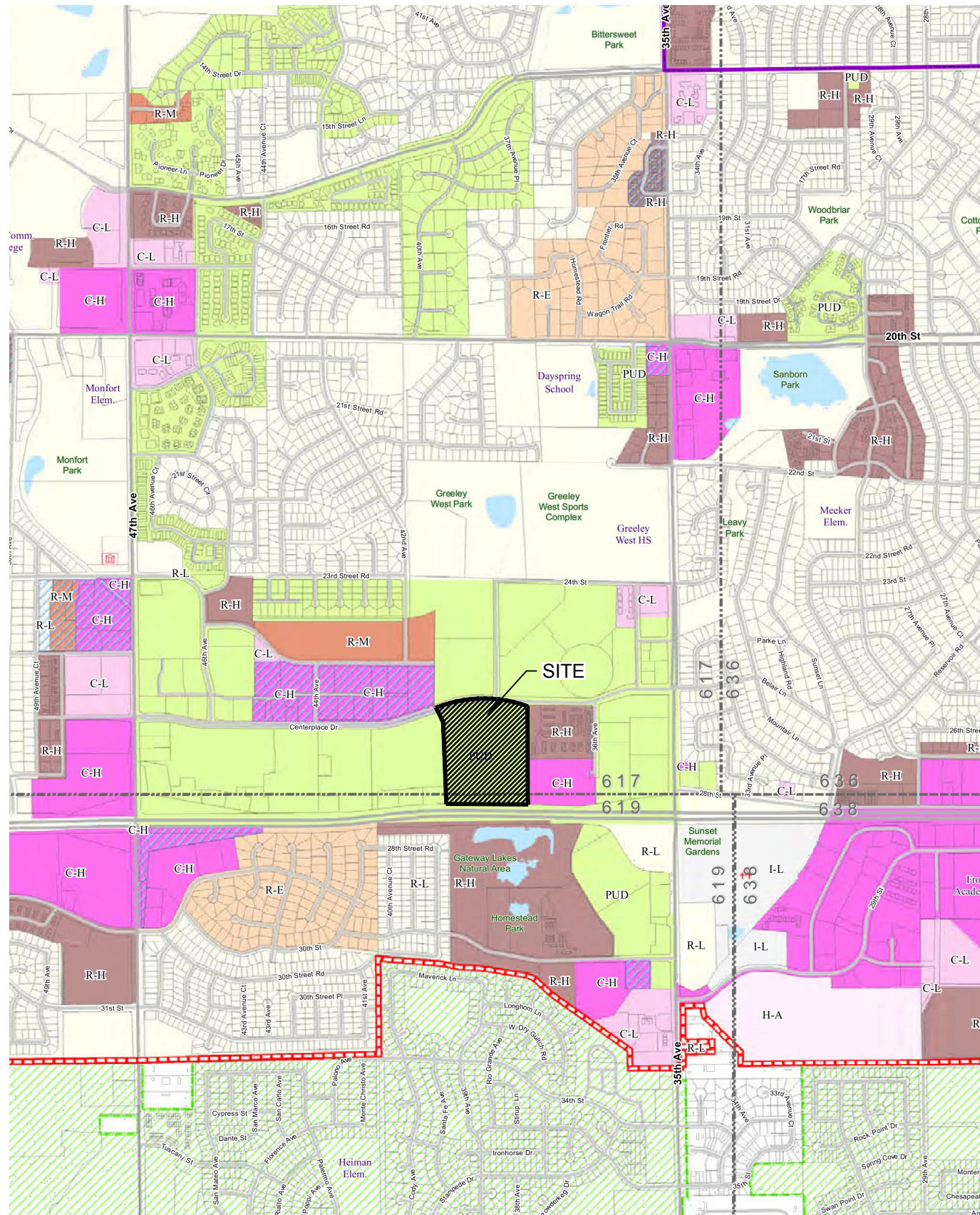
APPLICANT

WATERMARK APARTMENTS
Jessica Tuttle
111 Monument Circle, Suite 1500
Indianapolis, IN 46204
p. 317.853.5459

ENGINEER

MANHARD CONSULTING
Matt Buster
7600 E Orchard Rd. Suite 150-n
Greenwood Village, CO 80111
p. 303.531.3215

SCALE: 1"=1500

**REZONING CERTIFICATION BLOCK**

THIS REZONE HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN ACCORDANCE WITH THE CITY OF GREELEY DEVELOPMENT CODE REGULATIONS.

PRINT OWNER NAME _____

(SIGNATURE OF OWNER(S)) _____ DATE _____

PLANNING COMMISSION APPROVAL

APPROVED BY THE CITY OF GREELEY PLANNING COMMISSION ON DAY OF , 20

CITY COUNCIL APPROVAL

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

CONSTRUCTION MUST BE IN ACCORDANCE WITH APPLICABLE CITY OF GREELEY CONSTRUCTION STANDARDS. THE CITY'S ACCEPTANCE ALLOWS FOR PLAN DISTRIBUTION AND PERMIT APPLICATION. THE CITY'S ACCEPTANCE SHALL NOT RELIEVE THE DESIGN ENGINEER'S RESPONSIBILITY FOR ERRORS, OMISSIONS, OR DESIGN DEFICIENCIES FOR WHICH THE CITY IS HELD HARMLESS.

ACCEPTED BY: _____
COMMUNITY DEVELOPMENT DIRECTOR

TRACT A, CENTERPLACE PHASE 3 MINOR SUBDIVISION, COUNTY OF WELD,
STATE OF COLORADO

SAID PARCEL CONTAINS 1,023,102 SQUARE FEET OR 23.4872 ACRES MOR OF LESS.

SHEET INDEX

Sheet List Table	
Sheet Number	Sheet Title
1	Cover
2	Property Boundary
3	Site Analysis
4	Zoning Suitability Map

THE SUBJECT SITE IS CURRENTLY ZONED PUD AND IS PROPOSED TO BE REZONED TO THE MU-H DISTRICT TO ALLOW DEVELOPMENT TO COMPLIMENT EXISTING ADJACENT USES AND SERVE AS THE RESIDENTIAL CENTER OF AN INTENSE MULTI-MODAL REGIONAL DESTINATION. WHILE THE REZONE IS INTENDED TO OPEN THE PARCEL UP TO DEVELOPMENT OF RESIDENTIAL USES, IT IS NOT INTENDED TO LIMIT THE DEVELOPMENT OF COMMERCIAL USES. ACCORDINGLY, PLANNING AREA 2 IS PLANNED FOR COMMERCIAL USES ONLY IN ORDER TO ASSURE COMMERCIAL DEVELOPMENT.

PHASING NOTES

1. OFFSITE IMPROVEMENTS SHALL BE COMPLETED WITH THE RESPECTIVE DEVELOPMENT FOR WHICH THEY SERVE.
2. PLANNING AREA 1 IS INTENDED TO BE THE FIRST PHASE OF DEVELOPMENT.

STANDARD REZONE NOTES

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



NORTH

ORIGINAL SIZE 24X36

ISSUED

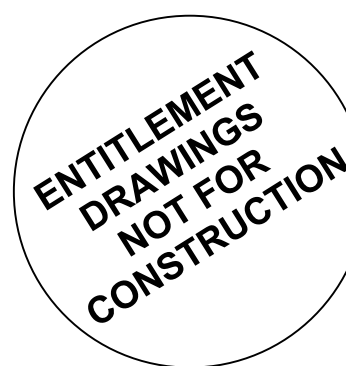
No.	DESCRIPTION	DATE
01	SITE PLAN	03.18.2022

REVISIONS

No.	DESCRIPTION	DATE

COVER

SEAL:



PROJECT No.:	R21-031.1
DRAWN BY:	JW / AG
REVIEWED BY:	SC
DRAWING NUMBER:	

TRACT A, CENTERPLACE PHASE 3 MINOR SUBDIVISION
QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

WATERMARK GREELEY
REZONE
TRACT A, CENTERPLACE PHASE 3 MINOR SUBDIVISION
23.49 Acres
PROJECT NUMBER: ZON2021-0019



LEGAL DESCRIPTION

TRACT A,
CENTERPLACE PHASE 3 MINOR SUBDIVISION,
COUNTY OF WELD,
STATE OF COLORADO

SAID PARCEL CONTAINS 1,023,102 SQUARE FEET OR 23.4872 ACRES MORE OR LESS.

NOTES

1. **NOTICE:** ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-6-408, C.R.S.
3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY MANHARD CONSULTING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND TITLE OF RECORD, MANHARD CONSULTING RELIED UPON THE TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER NUMBER N0032452-020-JY-SC, WITH A COMMITMENT DATE OF APRIL 29, 2021.
4. THE LINEAL UNIT USED IN THE PREPARATION OF THIS SURVEY IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
5. **BASIS OF BEARINGS:** THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN IS ASSUMED TO BEAR NORTH 06°40'15" EAST, BASED ON NAD83 (2011) COLORADO STATE PLANE NORTH ZONE (501) COORDINATES, AS MONUMENTED ON THE "SECTION 14 OF A NEARLY SQUARE ALUMINUM CAP STAMPED 1992 PLS 107324" IN A MONUMENT BOX AND ON THE NORTH BY A NO. 6 BEAR WITH A "3/25" ALUMINUM CAP STAMPED 1999, L/S 7242" IN A MONUMENT BOX.

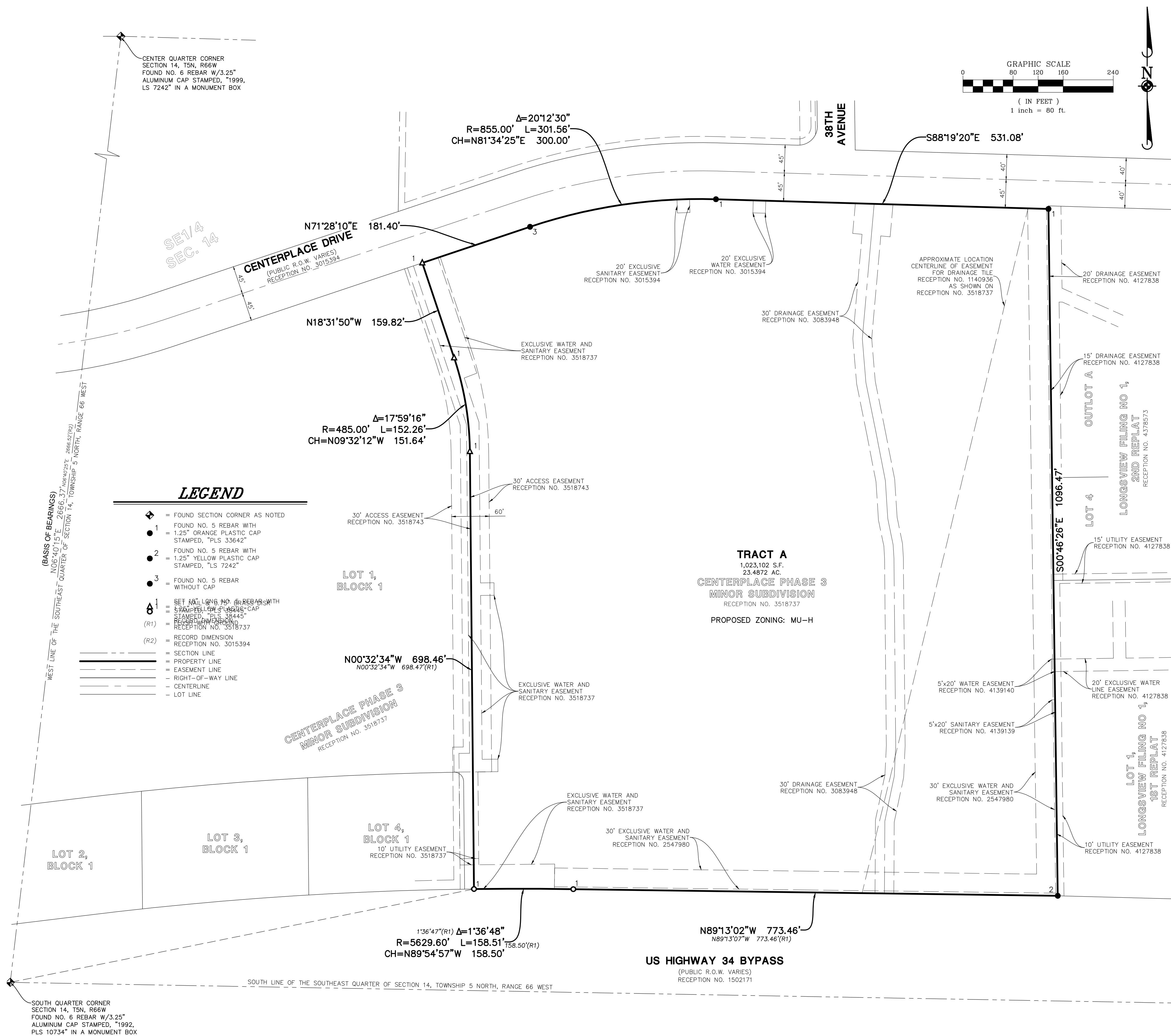
SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT ACCURATELY REPRESENTS THE
RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

THE FIELD WORK WAS COMPLETED ON: JUNE 14, 2021

DATE OF PLAT OR MAP: MARCH 4, 2021

BRIAN J. PFOHL
COLORADO PLS NO. 38445
FOR AND ON BEHALF OF MANHARD CONSULTING
7600 E. ORCHARD ROAD, SUITE 150-N
GREENWOOD VILLAGE, COLORADO 80111
(303) 708-0500

[illegible]

Manhard
CONSULTING

1600 East Orchard Road, Suite 150-N, Greenwood Village, CO 80111 ph-303.708.0500 manhard.com
Civil Engineering | Surveying & Geospatial Services | GIS

WATERMARK GREELEY
REZONE
PROPERTY BOUNDARY MAP

PROJ MGR: DSB
PROJ ASSOC: BJP
DRAWN BY: JLM
DATE: 06/25/21
SCALE: 1" = 80'

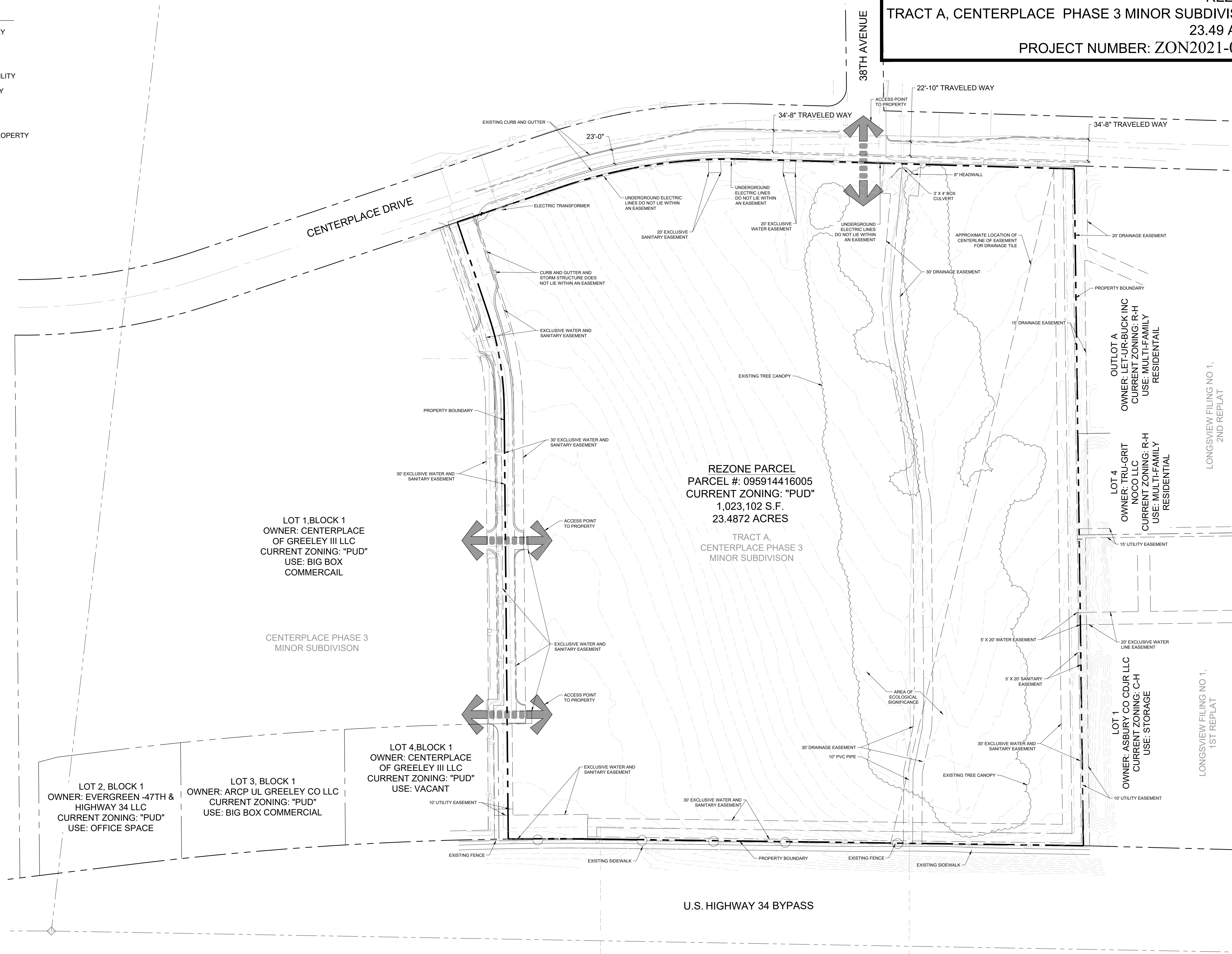
SHEET

2 OF 4

WMR.GRC001.00

LEGEND

- = PROPERTY BOUNDARY
- = EASEMENT
- = WATER UTILITY
- = SANITARY SEWER UTILITY
- = STORMWATER UTILITY
- = ELECTRIC UTILITY
- = FENCE
- = ACCESS POINT TO PROPERTY
- = TREE CANOPY



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COUNTY OF WELD, STATE OF COLORADO

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WATERMARK GREELEY

REZONE

TRACT A, CENTERPLACE PHASE 3 MINOR SUBDIVISION

23.49 Acres

PROJECT NUMBER: ZON2021-0019

WATERMARK
GREELEY

REZONE

GREELEY, CO

PREPARED BY:



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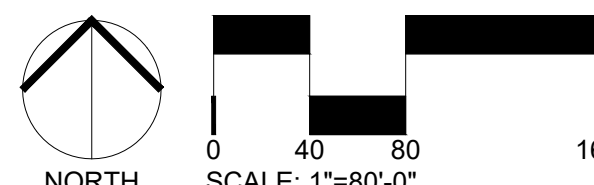
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ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	REZONE	03.04.2022

REVISIONS

No.	DESCRIPTION	DATE

EXISTING CONDITIONS
AND SITE ANALYSIS
MAP

SEAL:



PROJECT No.:	R21-031.1
DRAWN BY:	JW / AG
REVIEWED BY:	SC




DRAWING NUMBER:

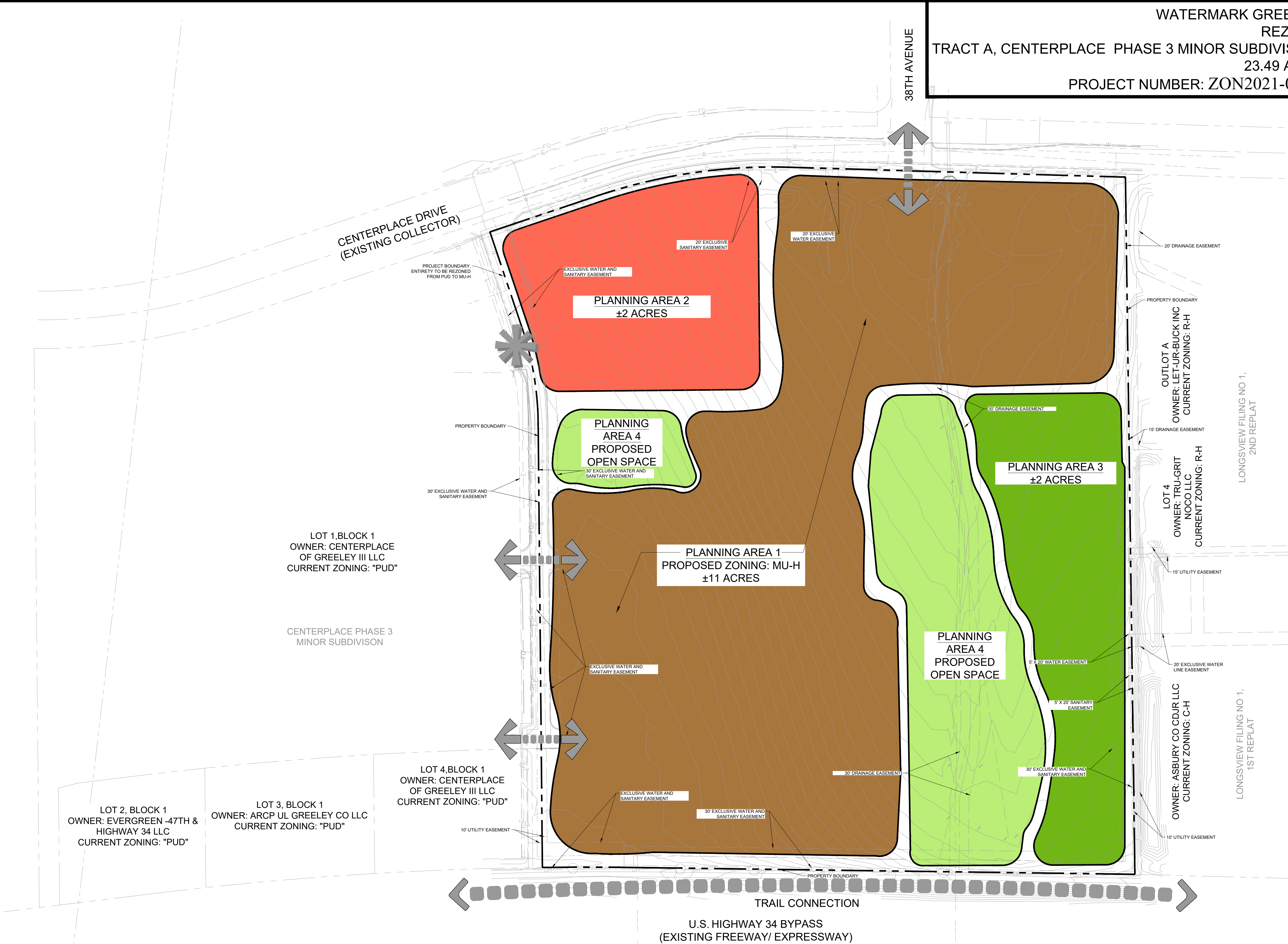
Plotted By: Ngoc Vu Layout: Zoning Suitability Map Printed On: 3/4/2022 11:09 AM File Name: Zoning Suitability Map.dwg

LEGEND

ZONING SUMMARY		
EXISTING ZONING:	PROPOSED ZONING:	AREA [AC]
PUD	MU-H	23.487 AC
TOTAL:		100%
USE AREA	ALLOWED USES*	AREA [AC]
PLANNING AREA 1	ALL USES ALLOWED IN THE MU-H DISTRICT	±15 ACRES
PLANNING AREA 2	ALL COMMERCIAL USES ALLOWED IN THE MU-H DISTRICT	±2 ACRES
PLANNING AREA 3	POTENTIAL PARK SPACE	±2 ACRES
PLANNING AREA 4	OPEN SPACE	±4 ACRES

- NOTES:
- THIS ILLUSTRATIVE PLAN IS CONCEPTUAL AND PRELIMINARY IN NATURE.
 - FINAL AREAS SHALL BE DETERMINED AT TIME OF SUBDIVISION AND SITE PLAN APPROVAL.

-  PRIMARY ACCESS POINTS TO PROPERTY
-  POTENTIAL SECONDARY ACCESS POINTS TO PROPERTY
-  TRAIL CONNECTION



WATERMARK GREELEY
REZONE
TRACT A, CENTERPLACE PHASE 3 MINOR SUBDIVISION
23.49 Acres
PROJECT NUMBER: ZON2021-0019

WATERMARK
GREELEY

REZONE

GREELEY, CO
PREPARED BY:



LAND PLANNER

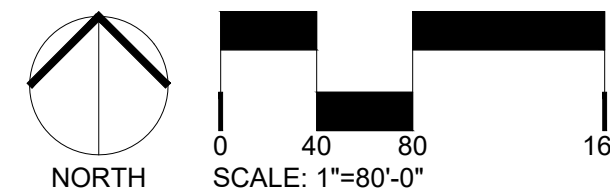
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No.	DESCRIPTION	DATE
01	REZONE	03.04.2022

REVISIONS

No.	DESCRIPTION	DATE

ZONING SUITABILITY
MAP

SEAL:



PROJECT No.: R21-031.1

DRAWN BY: JW / AG

REVIEWED BY: SC

DRAWING NUMBER: