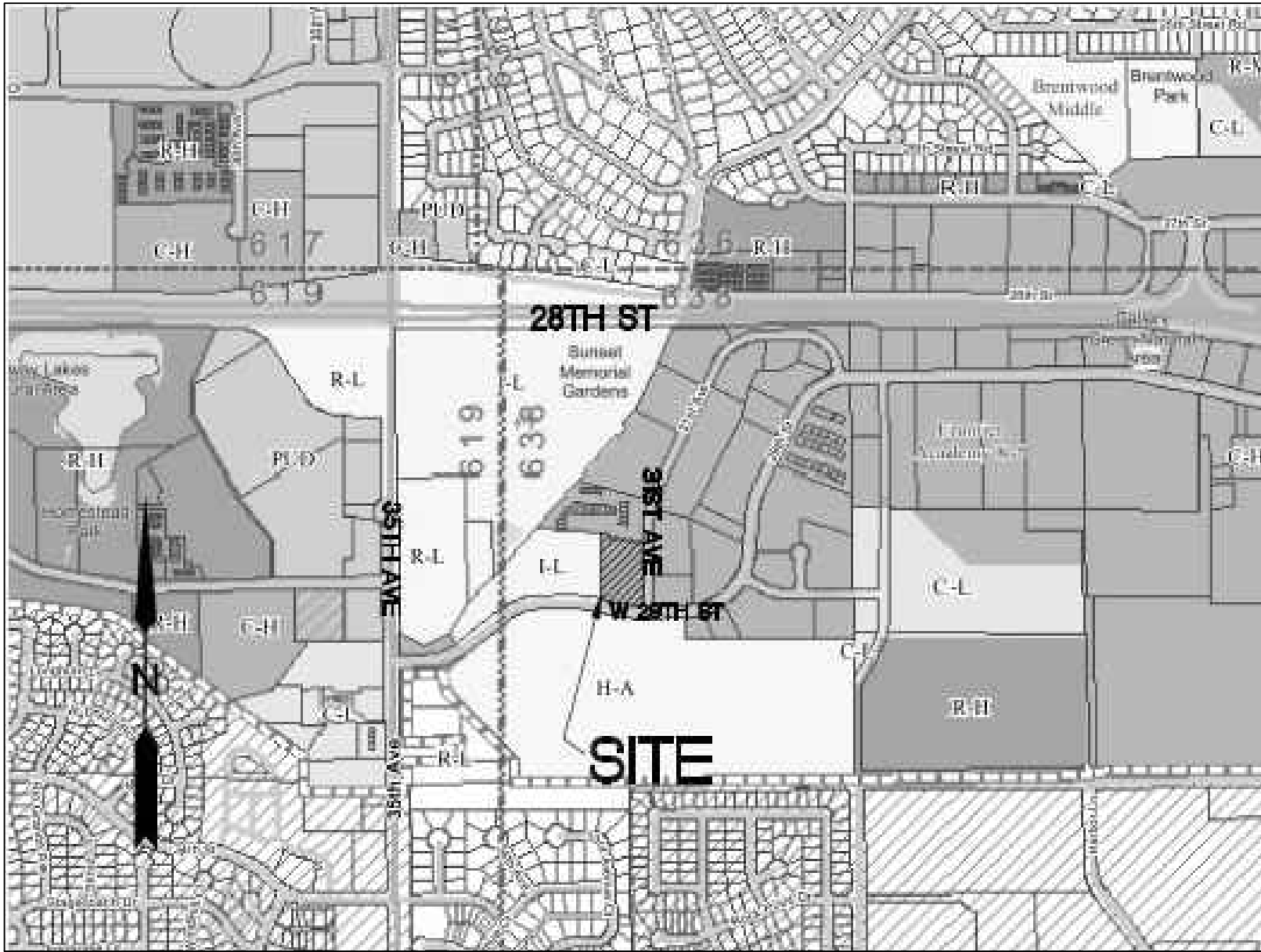


CISNEROS REZONING
ZON2022-0017

BEING A PART OF THE NORTHWEST QUARTER OF SECTION 24,
TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
Totaling 2.54 acres

Change of Zone 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.



Vicinity Map
N.T.S.

STATEMENT OF INTENT: THE APPLICANT REQUESTS TO REZONE THE VACANT 2-ACRE PROPERTY TO I-L (INDUSTRIAL LOW INTENSITY) FROM IT'S CURRENT C-H (COMMERCIAL HIGH INTENSITY) ZONE TO ALLOW FOR THE DEVELOPMENT OF INDUSTRIAL USES, INCLUDING WAREHOUSING WITH ASSOCIATED OUTDOOR STORAGE, ALONG WITH COMMERCIAL USES.

CERTIFICATE OF OWNERSHIP

ABEL-CASTILLO AND VANESSA CISNEROS, BEING THE SOLE OWNERS OF A PARCEL OF LAND BEING A PART OF TRACT "I" GALLERY GREEN III AND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

1. All conditions, terms, and specifications designated or described on this document shall be binding upon the Owner(s), their heirs, successors and/or assigns.

In witness whereof, we have hereunto set our hand and seals this this day of , 20__.

ABEL-CASTILLO CISNEROS

VANESSA CISNEROS

COMMUNITY DEVELOPMENT DIRECTOR:

Approved this day of ,2023, by the Community Development Director of the City of Greeley, Colorado.

Director of Community Development Date

PLANNING COMMISSION APPROVAL:

Approved by the City of Greeley Planning Commission on day of , 20__

PLANNING COMMISSION

CITY COUNCIL APPROVAL:

Approved by the Greeley City Council on day of ,20__

CITY COUNCIL

OWNER

Abel-Castillo Cisneros & Vanessa Cisneros
2970 West 29th Street Unit 15
Greeley, CO 80631
970-353-3190

LANDSCAPE ARCHITECT

Rob Molloy
980 Norway Maple Drive
Loveland, CO
970-988-5301

CIVIL ENGINEER

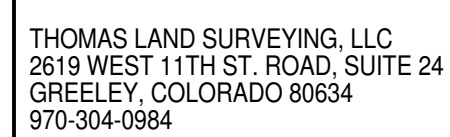
Eric Wernsman
Wernsman Engineering and Land Development LLC
PO Box 105
LaSalle CO 80645
Cell 970-539-2656

SURVEYOR

Robert Thomas, PLS
Thomas Land Surveying,
LLC
970-222-3311 Cell

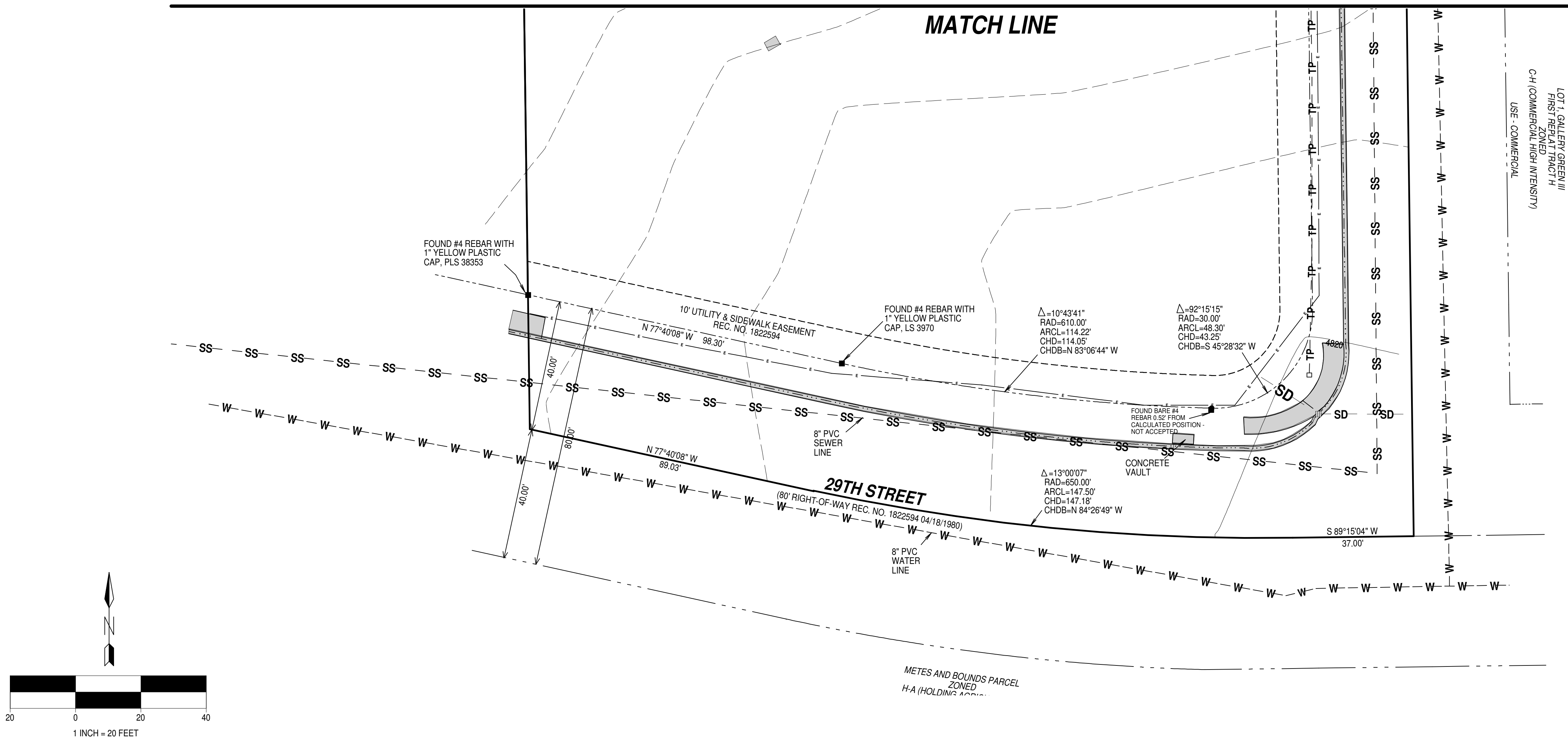
| INDEX | |
|-------|-------------------------|
| C | COVER SHEET |
| 1 | EXISTING CONDITIONS MAP |
| 2 | ZONING SUITABILITY MAP |
| 3 | PROJECT BOUNDARY MAP |

ATTACHMENT C



ATTACHMENT C

NOTE: A DRAINAGE AND UTILITY EASEMENT WAS GRANTED TO THE CITY OF GREELEY AND WAS RECORDED JANUARY 18, 1999. WELD COUNTY RECORDS, THE RECORDED DOCUMENT REFERS TO THE LOCATION OF SAID EASEMENT TO BE DEPICTED ON AN ATTACHED "EXHIBIT A" SAID "EXHIBIT A" WAS NOT RECORDED WITH THE RECORDED DOCUMENT. THOMAS LAND SURVEYING, LLC IS UNABLE TO PLOT THE EASEMENT.



CISNEROS REZONE - ZONING SUITABILITY MAP
PART OF TRACT "I" OF GALLERY GREEN THIRD ANNEXATION
BEING A PART OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

ATTACHMENT C

BASIS OF BEARING:

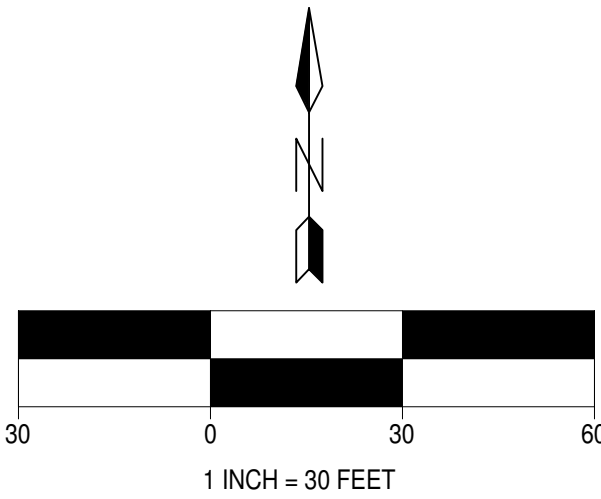
THE EAST LINE OF LOT 1, RICE'S HONEY MINOR SUBDIVISION IS ASSUMED TO BEAR NORTH 00°44'51" WEST AND IS MONUMENTED AS INDICATED.

LEGEND

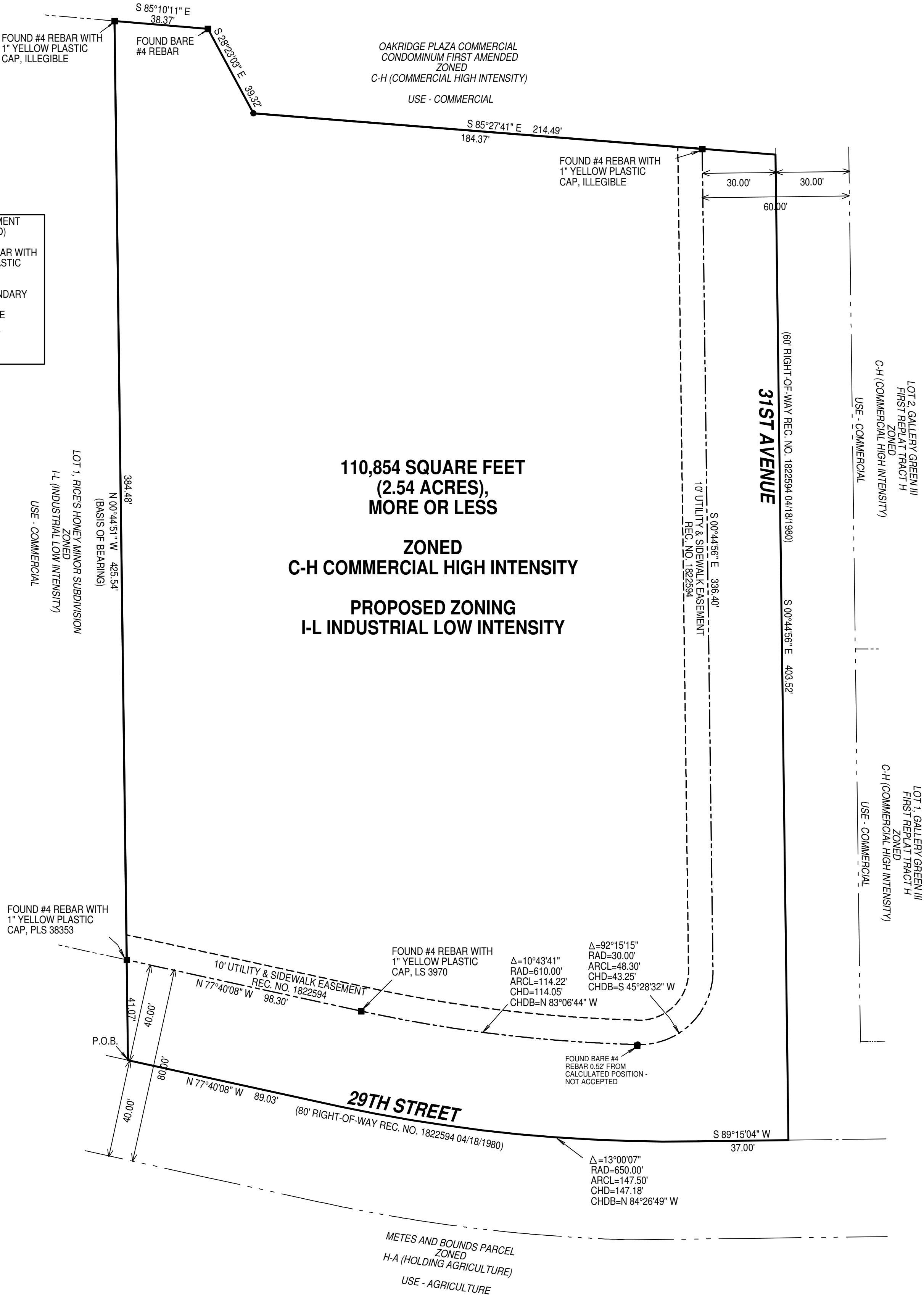
- FOUND MONUMENT (AS DESCRIBED)
- SET 24" #4 REBAR WITH 1" YELLOW PLASTIC CAP PLS 38353
- SUBJECT BOUNDARY
- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT

ZONING SUMMARY

| EXISTING ZONING: | PROPOSED ZONING: | AREA: |
|-------------------------------|------------------------------|------------------------------|
| C-H COMMERCIAL HIGH INTENSITY | I-L INDUSTRIAL LOW INTENSITY | 110,854 SQ.F.T. (2.54 ACRES) |
| TOTAL | | 100% |



NOTE: A DRAINAGE AND UTILITY EASEMENT WAS GRANTED TO THE CITY OF GREELEY AND WAS RECORDED JANUARY 16, 1999, WELD COUNTY RECORDS. THE RECORDED DOCUMENT REFERS TO THE LOCATION OF SAID EASEMENT TO BE DEPICTED ON AN ATTACHED "EXHIBIT A" SAID "EXHIBIT A" WAS NOT RECORDED WITH THE RECORDED DOCUMENT. THOMAS LAND SURVEYING, LLC IS UNABLE TO PLOT THE EASEMENT.



LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PART OF TRACT "I" GALLERY GREEN III AND BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF 29TH STREET AND THE EAST LINE OF LOT 1, RICE'S HONEY MINOR SUBDIVISION, AND CONSIDERING THE EAST LINE OF LOT 1, RICE'S HONEY MINOR SUBDIVISION TO BEAR NORTH 00°44'51" WEST WITH ALL BEARINGS HEREIN RELATIVE THERETO;

THENCE NORTH 00°44'51" WEST ALONG THE EAST LINE OF SAID LOT 1, RICE'S MINOR SUBDIVISION, A DISTANCE OF 425.54 FEET TO THE NORTHEAST CORNER OF SAID LOT 1 RICE'S MINOR SUBDIVISION;

THENCE SOUTH 85°10'11" EAST A DISTANCE OF 38.37 FEET;

THENCE SOUTH 28°23'03" EAST A DISTANCE OF 39.32 FEET;

THENCE SOUTH 85°27'41" EAST A DISTANCE OF 214.49 FEET TO A POINT ON THE CENTERLINE OF 31ST AVENUE;

THENCE SOUTH 00°44'56" EAST ALONG THE CENTERLINE OF SAID 31ST AVENUE, A DISTANCE OF 403.52 FEET TO THE INTERSECTION OF SAID 31ST AVENUE AND SAID 29TH STREET;

THENCE SOUTH 89°15'04" WEST ALONG THE CENTERLINE OF SAID 29TH STREET, A DISTANCE OF 37.00 FEET;

THENCE ALONG A CURVE TO THE RIGHT, BEING ALONG THE CENTERLINE OF SAID 29TH STREET, HAVING A DELTA OF 13°00'07", A RADIUS OF 650.00 FEET, AN ARC LENGTH OF 147.50 FEET, A CHORD OF 147.18 FEET AND A CHORD BEARING NORTH 84°26'49" WEST;

THENCE NORTH 77°40'08" WEST ALONG THE CENTERLINE OF SAID 29TH STREET A DISTANCE OF 89.03 FEET TO THE POINT OF BEGINNING.

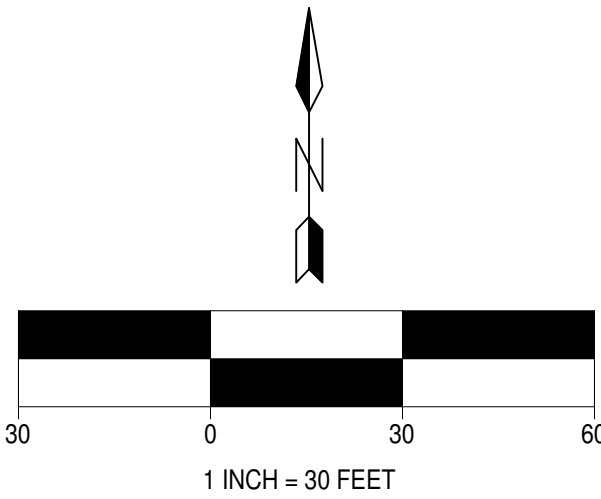
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CISNEROS REZONE - PROJECT BOUNDARY MAP
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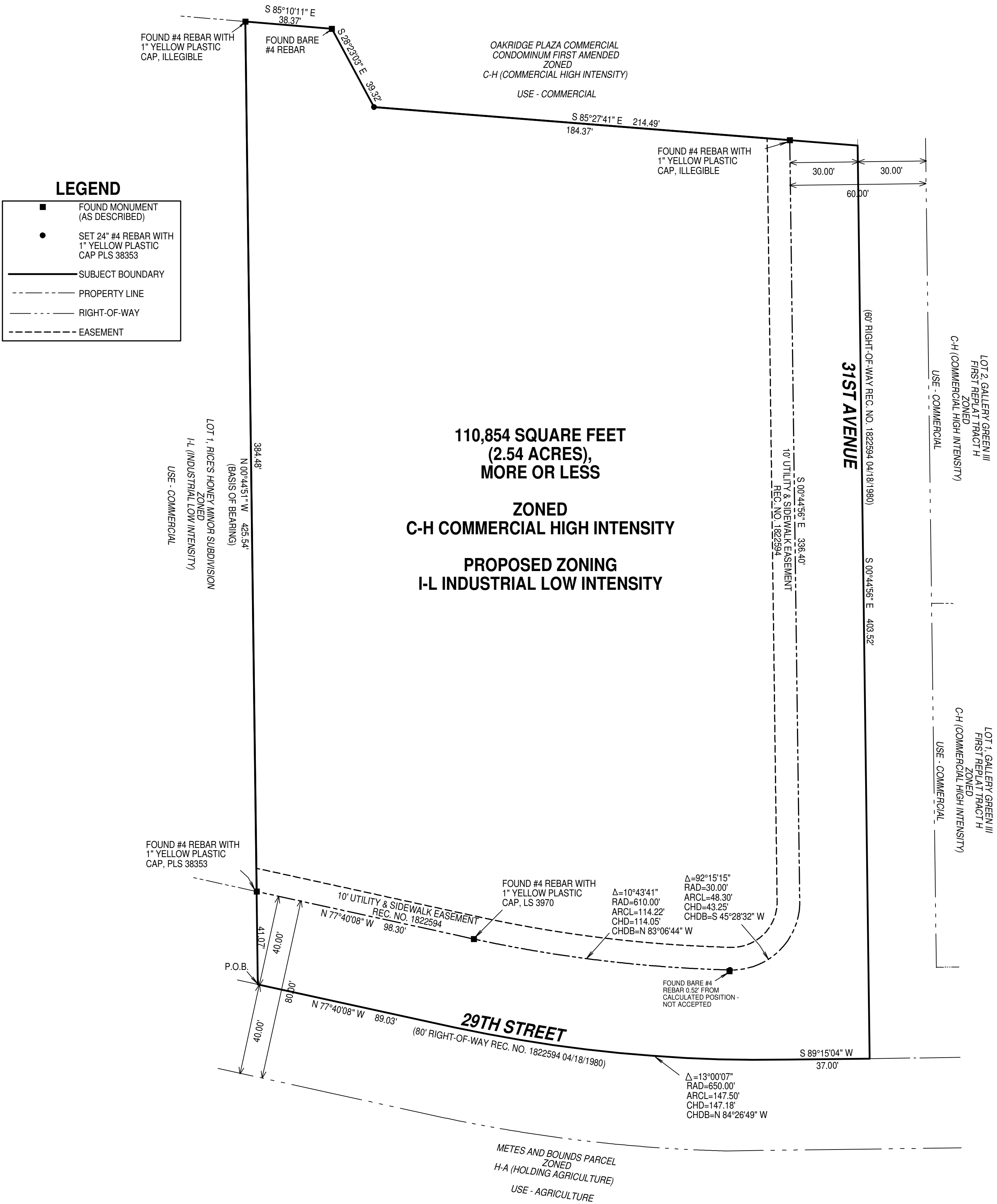
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