

Planning Commission Agenda Summary

July 26, 2022

Key Staff Contact: Kristin Cote, Planner II, 970-350-9876

Title:

Promontory Loop Preliminary Subdivision – SUB2022-0009

Summary:

The applicant is requesting approval of a Preliminary Plat to plat 2 tracts and dedicate 6.33 acres of right-of-way. The intent of the proposed replat is to establish a realignment of portions of existing rights-of-way ("ROW") established by prior plats. Additional subdivision will be required of these two tracts prior to any proposed development of the sites.

Recommended Action:

Approval

Attachments:

Attachment A – Zoning/Vicinity Map

Attachment B – Project Narrative

Attachment C - Application

Attachment D – Proposed Preliminary Plat

Attachment E – Excelsior PUD

PLANNING COMMISSION SUMMARY

ITEMS: Preliminary Subdivision

FILE NUMBER: SUB2022-0009

PROJECT: Promontory Loop Preliminary Subdivision

LOCATION: South of 18th Street and west of Promontory Parkway, and north of US Highway 34 Bypass.

APPLICANT: Randy Schwartz on behalf of Tripoint Acquisition Group

CASE PLANNER: Kristin Cote, Planner II

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 motion to approve, approve with conditions, or deny the request based on the review criteria Section 24-203 of the 2021 Development Code.

EXECUTIVE SUMMARY

The City of Greeley is considering a request by Tripoint Acquisition Group for a Preliminary Plat approval on approximately 128.25 acres located north of US-Highway 34 Bypass, west of 18th Street and Promontory Parkway.

A. REQUEST

The applicant is requesting approval of a Preliminary Plat to plat 2 tracts and dedicate 6.33 acres of right-of-way. The intent of the proposed replat is to establish a realignment of portions of existing rights-of-way (“ROW”) established by prior plats. Additional subdivision will be required of these two tracts prior to any proposed development of the sites. *See Attachment B – Narrative and Attachment D – Preliminary Plat.*

The request was submitted under the 2021 Development Code, which allows for preliminary subdivisions within an approved Planned Unit Development (PUD) to follow the major subdivision procedures in Section 24-203 rather than a zoning action. This would include a public hearing and final decision by the Planning Commission.

B. STAFF RECOMMENDATION

Approval

C. LOCATION

Abutting Zoning/Land Use:

North: H-A & PUD (Tri-Pointe/Promontory PUD)

South: H-A

East: PUD (Tri-Pointe/Promontory PUD)

West: H-A

Surrounding Land Uses:

North: Undeveloped Agricultural, larger commercial uses and a large lot single family residence.

South: Agricultural and Industrial (West Greeley Tech Center Subdivision).

East: Commercial (Swift Subdivision and Promontory Subdivision).

West: Agricultural.

Site Characteristics:

The site is largely undeveloped agricultural land. There are abandoned and plugged oil and gas sites, located on the southwest side of the project adjacent to U.S Highway 34 Bypass.

D. BACKGROUND

The subject property was annexed into the city and zoned PUD in 1985 as part of the Golden Triangle Second Annexation (File No. PUD 2:85), which consisted of an area of approximately 1,701 acres of land. The intent of the Golden Triangle Concept PUD was to allow for mixed-use development, including open space, residential, commercial, industrial, and recreational uses. The conceptual PUD plan showed light industrial development, business office park, and commercial uses on the southern portion of the PUD and transitioned to various densities of residential and recreational/open space uses to the north.

In 1997, the City Council approved an amendment which split the Golden Triangle Concept PUD into six separate PUDs (File No. PUD 11:97). The amendment was intended to streamline the PUD approval process. Under the 1976 Development Code, PUD actions required all landowners to sign off on development plans. As the largest PUD in the city at the time, this requirement was found to be cumbersome. Therefore, the concept PUD was split into six smaller PUDs, each of which was assigned a set of allowed uses based on the concept PUD plan. The subject site is in both the Promontory PUD and the Excelsior PUD.

On December 1, 1998, the City Council approved an amendment to the Golden Triangle Concept PUD, which rezoned the subject property from PUD (Golden Triangle) to PUD (Tri-Pointe) (File No. PUD 8:98). The Tri-Pointe PUD encompassed an area of 668.72 acres. The conceptual plan allowed for a mix of land uses, varying from residential, institutional, corporate headquarters and general commercial, and included a requirement for the dedication of parks, schools and a fire station location.

On March 16, 1999, the City Council approved a second amendment to the Tri-Pointe PUD (File No. PUD 3:99) which formally changed the name of the PUD to Promontory. This amendment capped the amount of allowed retail at 84.5 acres, increased the residential acreage cap from 200 acres to 250 (with a minimum of 900 dwelling units), increased the height allowance for office/business uses from 40 feet to 70 feet, and required the developer to dedicate a 10 acre park, as well as a minimum of 1.5 acres for a fire station location.

On December 21, 1999, the City Council approved additional modifications to the Promontory PUD. Under the revision, each landowner would be able to sign a waiver letter forfeiting their rights, which would allow future PUD applications to be signed only by those pre-approving the PUD when they buy land. This proposal was in lieu of final PUD applications having to be signed by the property owner, metro district, and 75 percent of all property owners owning 75 percent of the land within that tract or sub-tract. The final provision added an allowance for individual property owners within the individual tracts or areas to be a project applicant and did not require a signature from the metropolitan district for land not owned by the district.

In 1999, the City of Greeley approved two metropolitan districts that serve the Promontory development and are known as Tri-Pointe Commercial District and Tri-Pointe Residential District (File No. MD 1:99).

The proposed subdivision encompasses Area D and a portion of Area E Tri-Pointe PUD (aka Excelsior PUD and Promontory PUD). The intent of the proposed replat is to establish a realignment of portions of existing rights-of-way (“ROW”) established by prior plats. This subdivision is establishing tracts which will require re-platting to configure the property into buildable lots for development.

E. APPROVAL CRITERIA

In reaching recommendations and decisions on Preliminary Plats (Major Subdivisions), the Planning Commission shall determine if the preliminary plat criteria and procedures of Section 24-203 have been met.

The proposed Preliminary Plat to create tracts, and to provide appropriate dedication of public rights-of-way meets applicable review criteria in Section 24-203 (a)-(i). The concurrence of this development is arranged in a manner to minimize impacts on geologic hazards, environmentally sensitive areas, wildlife habitat, or other natural features of the land. The arrangement and proposed design of streets, blocks, and open spaces meet the development and design standards of the subdivision regulations and are coordinated with existing or potential development on adjacent property. The proposed blocks and lots can meet all development and site design standards under the applicable zoning district. The application demonstrates a preliminary likelihood of being able to meet the design, construction, performance, and maintenance requirements for all required improvements. Any phasing is clearly indicated and demonstrates a logical and coordinated approach to development, and the timing, location, and construction of amenities is consistent throughout phases. Impacts identified by specific studies or technical reports, including a review of storm water, shall be mitigated with generally accepted and sound planning, engineering, and urban design solutions that reflect long-term solutions and sound fiscal. Furthermore the realignment of the existing right of way (ROW) is in accordance with the Image Greeley Comprehensive Plan, specifically meeting the following goal and objectives:

Goal IN-1: Ensure developed areas in Greeley are served by adequate public facilities and services.

***Objective IN-1.1 Adequate Public Facility Standards.** Maintain standards for the provision of adequate public facilities. At a minimum, such standards should include the following infrastructures and services: fire, parks, trails, police, sanitary sewers, water, storm water, and transportation.*

***Objective IN-1.9 Transportation.** Transportation facilities to support new development are generally considered adequate if the proposed development is connected to a collector or arterial road or expressway (or will be connected at the time the improved arterial or collector is constructed within the twoyear budget cycle), constructed to an acceptable cross-section with sufficient capacity to serve the development as defined by the City. Project-specific traffic studies to be provided by the developer and accepted by the City shall be required in order to make a final adequacy determination.*

F. PHYSICAL SITE CHARACTERISTICS

1. HAZARDS

Staff is unaware of any hazards on the property.

2. WILDLIFE

Staff is unaware of any wildlife on the property.

3. FLOODPLAIN

There is no designated floodplain on this property.

4. DRAINAGE AND EROSION

Increases in stormwater flows from development would be addressed with on-site and off-site detention ponds, which would be designed to limit runoff to historical flows and would be addressed at time of each filing. Another effort to minimize stormwater runoff would be to limit the amount of non-pervious surface, through best management practices.

5. TRANSPORTATION

A traffic study was completed for this area with the establishment of the Promontory and Excelsior PUD's. A traffic memo will be required to be submitted during the re-subdivision process of this property which will establish lots for development.

G. SERVICES

1. WATER

The City of Greeley would provide water service to the site. An existing 30" water line is located approximately 800' north of the subject property.

2. SANITATION

The City of Greeley would provide sanitary sewer services to the area. There is an existing sanitary sewer line east of the property adjacent to 18th Street.

3. EMERGENCY SERVICES

The property is served by the City of Greeley's Police and Fire Departments. Fire Station #6 is located east of Promontory Parkway and approximately 1,200 feet from the easterly subdivision boundary.

4. PARKS AND OPEN SPACES

Parks and open space will be dedicated during the re-subdivision process of this property which will establish lots for development.

5. SCHOOLS

The subject property is located within the Windsor-Severance (WE-4) School District.

6. METROPOLITAN DISTRICT

The subject property is located in the Tri-Point Commercial Metropolitan District.

H. NEIGHBORHOOD IMPACTS

1. VISUAL

Visual impacts would be further reviewed against landscape and buffer requirements and the approved PUD at time of replat.

2. NOISE

Any potential noise created by future development will be regulated by the Municipal Code.

I. PUBLIC NOTICE AND COMMENT

Neighborhood courtesy notices for the hearing were mailed to surrounding property owners within 500 feet on July 8, 2022, and a notice was published on the City's website per Development Code requirements. A sign was posted on the site on July 6, 2022. As of the finalization of this report no written comments have been received.

J. PLANNING COMMISSION RECOMMENDED MOTION

Based on the application received and the preceding analysis, the Planning Commission finds that the Promontory Loop Re-subdivision is in compliance with the provisions of the Subdivision Regulations and Development Code criteria outlined in Section 24-203 and therefore approves the preliminary plat as presented.

ALTERNATIVE MOTION

Based on the application received and the preceding analysis, the Planning Commission finds that the Promontory Loop Re-subdivision is not in compliance with the provisions of the Subdivision Regulations and Development Code criteria outlined in Section 24-203 and therefore denies the preliminary plat as presented.

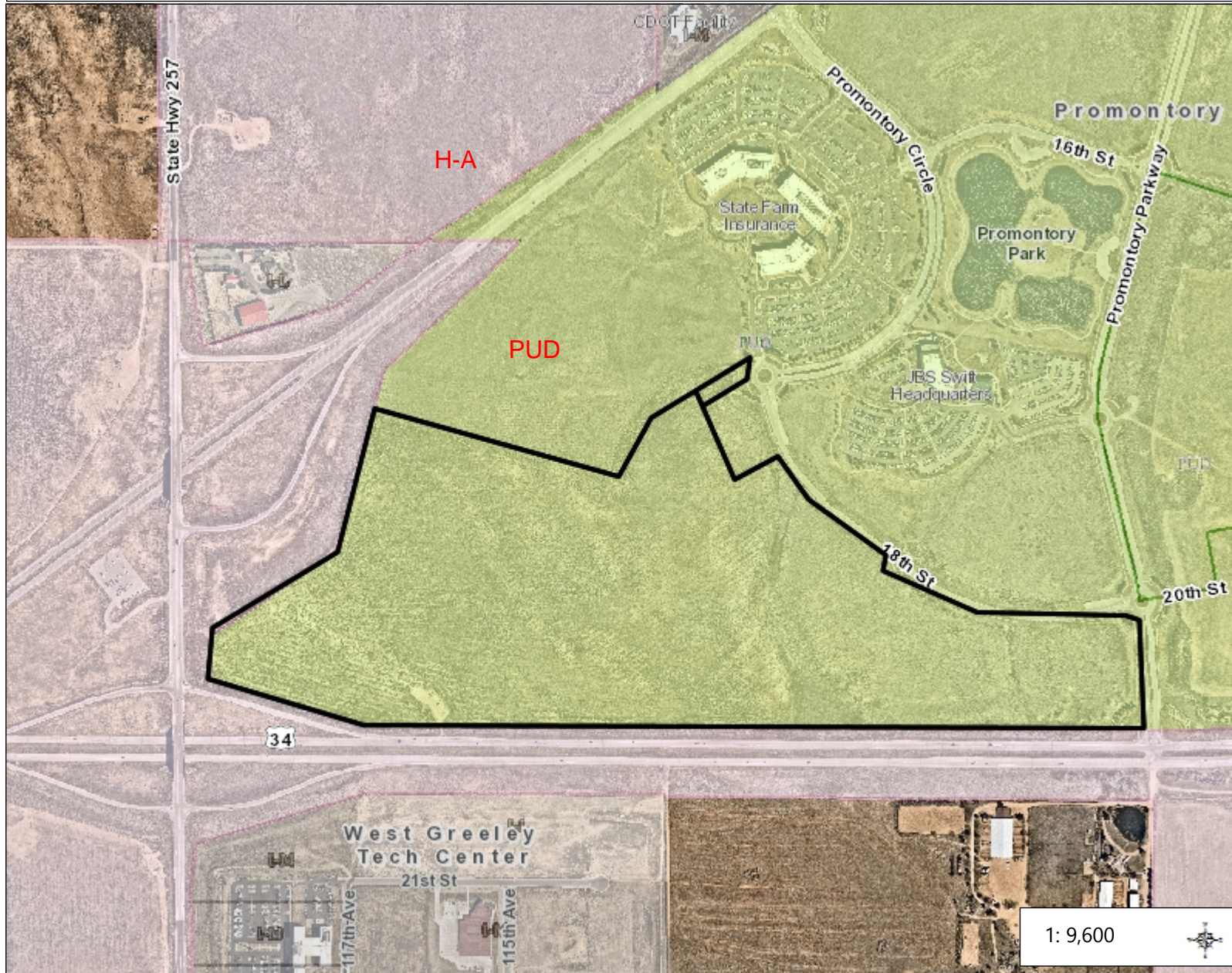
ATTACHMENTS

Attachment A – Zoning/Vicinity Map
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**CITY OF GREELEY
ORIGIN**

Vicinity Map - Promontory Circle Improvements



Legend

City Voting Wards
GreeleyBaseData.DBO.FIRMn
Greeley Fire Response Areas

☐ Weld Subdivisions

Zoning

- Conservation District (C-D)
- Commercial Low Intensity (C-L)
- Commercial High Intensity (C-H)
- Holding Agriculture (H-A)
- Industrial Low Intensity (I-L)
- Industrial Medium Intensity (I-M)
- Industrial High Intensity (I-H)
- Planned Unit Development (PUD)
- Residential Estate (R-E)
- Residential Low Density (R-L)
- Residential Medium Density (R-M)
- Residential High Density (R-H)
- Residential Mobile Home (RMH)

Colorado School Districts
High School Attendance Areas
Middle School Attendance Areas
Elementary School Attendance

Notes

0.3 0 0.15 0.3 Miles

NAD_1983_HARN_StatePlane_Colorado_North_FIPS_0501_Feet
© City of Greeley GIS 6/21/2022

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

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

Tract A and Lot 6, Promontory Circle Improvements

Project Narrative

This application is to request a replat (1st replat) for Tract A and Lot 6, legally described: Tract A, Excelsior Planned Unit Development Filing Plat and Lot 6, and a Portion of Tract A, Promontory 1st Replat Located in the South Half of Section 11, Township 5 North, Range 67 West of the 6th P.M., City of Greeley, County of Weld, State of Colorado.

The intent of the proposed replat is to establish a realignment of portions of existing rights-of-way ("ROW") established by the prior plat. Any proposed improvements within the ROW servicing the lots and tracts will be the developer's responsibility, as required by the City. Additionally, as a requirement of the developer as a part of any Site Plan review process, developer will be responsible to submit a traffic memo and a replat vacating any existing easements agreed to be vacated by the City. These requirements shall be further defined within a development agreement provided by the developer at final acceptance.

Please do not hesitate to contact me at robbie@northernengineering.com if you have any questions or require additional information.

Sincerely,

NORTHERN ENGINEERING SERVICES, INC.



Robbie Lauer
Project Manager



Development Application

1100 10th Street Greeley, CO 80631

970-350-9780

www.greeleygov.com

APPLICANT NAME: Same As Owner	ADDRESS: Same as Owner EMAIL: Same as Owner	PHONE: Same as Owner
OWNER(S) OF RECORD: Tripoint Acquisition Group	ADDRESS: 4221 Brighton Blvd Denver CO 80216 EMAIL: rschwartz@rmspropertiesco.com	PHONE: 303-898-2180
OWNER(S) OF RECORD:	ADDRESS: EMAIL:	PHONE:
POINT OF CONTACT: Randy Schwartz	ADDRESS: 9193 E Vassar Ave Denver CO 80231 EMAIL: rschwartz@rmspropertiesco.com	PHONE: 303-898-2180
PARCEL / LOT INFORMATION		
Parcel ID Number	R4585407	
Address or Cross Streets:	18TH STREET AND PROMONTORY PKWY	
Subdivision Name & Filing No.:		
Related Case Numbers: (PUD, Rezoning, and/or Plat)		
EXISTING		PROPOSED
Zoning:	OFFICE/COMMERCIAL	OFFICE/COMMERCIAL
Project Name:	PROMONTORY CIRCLE IMPROVEMENTS	
Site Area (Acres & Square Ft.):	128.25 ACRES	128.25 ACRES
Floor Area Ratio (FAR):	N/A	
Density (Dwelling Units/Acre):	N/A	
Building Square Footage:	N/A	
PROJECT TYPE		
<input type="checkbox"/> Annexation	<input type="checkbox"/> Minor Subdivision	<input type="checkbox"/> Historic Register Nomination
<input type="checkbox"/> Appeal	<input type="checkbox"/> Condominium Plat	<input type="checkbox"/> Historic Preservation Design Review
<input type="checkbox"/> Entertainment Establishment	<input type="checkbox"/> Easement Encroachment	<input type="checkbox"/> Historic Preservation Financial Incentives
<input type="checkbox"/> Major Subdivision - Final Plat	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Easement Dedication/Vacation
<input checked="" type="checkbox"/> Major Subdivision - Preliminary Plat	<input type="checkbox"/> Use by Special Review	<input type="checkbox"/> Metropolitan District
		<input type="checkbox"/> Rezoning
		<input type="checkbox"/> Planned Unit Development
		<input type="checkbox"/> ROW Dedication/Vacation
		<input type="checkbox"/> Variance
		<input type="checkbox"/> Other
Pre-Application Meeting Date: _____		
Pre-Application Meeting Number: PAM_ PAM2021-0027		
<p>This application must be signed by owner(s) of record or authorized officer, if a corporation. Owner(s) listed must match title work. Processing and review of this application may require the submittal of additional information, subsequent reviews, and/or meetings, as outlined in the City of Greeley Development Code and Application Manual. After three (3) months of inactivity, a reminder will be sent to applicants stating that action is required within the next thirty (30) days or the application will be closed due to inactivity.</p> <p>I hereby certify that, to the best of my knowledge, all information supplied with this application is true and accurate and authorize the applicant listed above to process the application on my behalf.</p> <p>Owner's Signature: <u></u> Date: 4/11/22</p>		

PROMONTORY LOOP RE-SUBDIVISION

BEING A RESUBDIVISION OF TRACT A, EXCELSIOR PLANNED UNIT DEVELOPMENT FILING PLAT AND LOT 6, AND A PORTION OF TRACT A, PROMONTORY 1ST REPLAT LOCATED IN THE SOUTH HALF OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

128.25 ACRES TWO TRACTS
EXCELSIOR PUD #3433171
PROJECT NUMBER: SUB2022-0009

DEDICATION STATEMENT:

Tri Point Acquisition Group, LLC and Tri Point (aka Tri Points) Commercial Metropolitan District, being the sole owner(s) in fee of,

Lot 6 and a portion of Tract A, Promontory, 1st Replat, recorded July 13, 2001 as Reception No. 2865497 of the Records of Weld County, and Tract A, Excelsior Planned Unit Development Filing Plat, recorded November 7, 2009 as Reception No. 3433171 of the Records of Weld County, all being situate within the South Half (S/2) of Section Eleven (11), Township Five North (T.5N.), Range Sixty-seven West (R.67W.) of the Sixth Principal Meridian (6th P.M.), City of Greeley, County of Weld, State of Colorado, more particularly described as follows:

COMMENCING at the Southeast corner of said Section 11 and assuming the South line of the Southeast Quarter of said Section 11 as bearing North 89° 37' 03" West a distance of 2030.85 feet with all bearings contained herein relative thereto;

THENCE North 89° 37' 03" West along the South line of the Southeast Quarter of said Section 11 a distance of 174.00 feet;
THENCE North 00° 22' 57" East a distance of 30.00 feet to a point on the Northerly Right of Way line of Highway 34, said point also being the Southerly most Southeast corner of said Lot 6, Promontory, 1st Replat and to the **POINT OF BEGINNING**.

The following Six (6) courses are along the Southerly, Westerly, and Northerly lines of said Lot 6, Promontory, 1st Replat;

THENCE North 89° 37' 03" West along said Northerly Right of Way line of Highway 34 a distance of 4058.39 feet;
THENCE North 73° 00' 18" West a distance of 869.87 feet;
THENCE North 00° 23' 54" West a distance of 230.91 feet;
THENCE North 56° 10' 41" East a distance of 812.00 feet;
THENCE North 14° 47' 22" East a distance of 769.22 feet;
THENCE South 73° 47' 21" East a distance of 1293.45 feet to the Southeast corner of Lot 4B, Promontory recorded October 4, 2000 as Reception No. 2798115 of the Records of Weld County and to a Westerly line of said Tract A, Promontory, 1st Replat;

The following Five (5) courses are along Westerly and Northerly lines of said Tract A, Promontory, 1st Replat;

THENCE North 09° 23' 15" East a distance of 33.95 feet to a Point of Curvature;
THENCE along the arc of a curve concave to the Southeast a distance of 237.12 feet, said curve has a Radius of 552.00 feet, a Delta of 24° 36' 44" and is subtended by a Chord bearing North 21° 41' 39" East a distance of 235.30 feet to a Point of Tangency;
THENCE North 34° 00' 01" East a distance of 150.51 feet to a Point of Curvature;
THENCE along the arc of a curve concave to the Southeast a distance of 451.70 feet, said curve has a Radius of 510.00 feet, a Delta of 50° 44' 44" and is subtended by a Chord bearing North 59° 22' 23" East a distance of 437.08 feet to a Point of Tangency;
THENCE North 84° 44' 45" East a distance of 206.54 feet to the Westerly Right of Way as described in Special Warranty Deed recorded April 16, 2003 as Reception No. 3052662 of the Records of Weld County and to the cusp of a curve non-tangent to this course;
THENCE along the arc of said non-tangent curve concave to the East a distance of 126.12 feet, said curve has a Radius of 116.00 feet, a Delta of 62° 17' 41" and is subtended by a Chord bearing South 05° 15' 14" East a distance of 120.00 feet to the Northerly most Northeast corner of Lot 1, Excelsior PUD Filing Plat, recorded November 7, 2009 as Reception No. 3433171 of the Records of Weld County and to the Southerly line of said Tract A, Promontory 1st Replat;
THENCE South 84° 44' 45" West along the Southerly line of said Tract A a distance of 206.54 feet to a Point of Curvature;
THENCE continuing along the Southerly side of Tract A, Promontory 1st Replat and along the arc of a curve concave to the Southeast a distance of 50.00 feet, said curve has a Radius of 190.00 feet, a Delta of 07° 20' 45" and is subtended by a Chord bearing North 81° 04' 23" West a distance of 49.97 feet to the Northerly most corner of said Tract A, Excelsior PUD Filing Plat.

The following Six (6) courses are along the Northerly and Easterly lines and arcs of said Tract A, Excelsior PUD Filing Plat;

THENCE South 12° 36' 01" East along a line non-tangent to the aforesaid course a distance of 30.00 feet;
THENCE South 23° 19' 11" East a distance of 503.16 feet;
THENCE North 59° 57' 40" East a distance of 278.02 feet to the Westerly Right of Way as described in Special Warranty Deed recorded April 16, 2003 as Reception No. 3052662 of the Records of Weld County and to the beginning of a curve non-tangent to this course;
THENCE along said parcel described in Special Warranty Deed recorded as Reception No. 3052662 and along the arc of a curve concave to the Northeast a distance of 415.48 feet, said curve has a Radius of 1045.00 feet, a Delta of 22° 46' 48" and is subtended by a Chord bearing South 81° 26' 24" East a distance of 412.74 feet to a Point of Tangency;
THENCE South 52° 49' 46" East continuing along that parcel described in Reception No. 3052662 a distance of 364.82 feet to the Westerly Right of Way as described in Special Warranty Deed recorded April 16, 2003 as Reception No. 3052662 of the Records of Weld County and to the beginning of a curve non-tangent to this course;

The following Four (4) courses are along the Southerly lines of said parcel described in Special Warranty Deed recorded as Reception No. 3052662

THENCE along the arc of a curve concave to the Northeast a distance of 278.52 feet, said curve has a Radius of 116.00 feet, a Delta of 173° 34' 05" and is subtended by a Chord bearing South 49° 11' 04" East a distance of 216.28 feet to the Northerly arc of Lot 6, Promontory 1st Replat and to the beginning of a curve non-tangent to this course

The following Six (6) courses are along the Northerly, Easterly, and Southerly lines of said Lot 6, Promontory 1st Replat;

THENCE along the arc of a curve concave to the Northeast a distance of 965.43 feet, said curve has a Radius of 1260.00 feet, a Delta of 43° 54' 04" and is subtended by a Chord bearing South 77° 20' 09" East a distance of 941.99 feet to a Point of Tangency;
THENCE North 80° 42' 49" East a distance of 209.63 feet to the beginning of a curve non-tangent to this course;
THENCE along the arc of a curve concave to the Northeast a distance of 53.19 feet, said curve has a Radius of 116.00 feet, a Delta of 26° 10' 21" and is subtended by a Chord bearing South 53° 34' 12" East a distance of 52.73 feet to the Westerly Right of Way as Described in Special Warranty Deed recorded November 6, 2001 as Reception No. 2898540 of the Records of Weld County and to the beginning of a curve non-tangent to this course;
THENCE along the arc of a curve concave to the West a distance of 172.63 feet, said curve has a Radius of 1940.00 feet, a Delta of 05° 05' 54" and is subtended by a Chord bearing South 03° 50' 28" East a distance of 172.75 feet to a Point of Tangency;
THENCE South 01° 18' 01" East a distance of 319.47 feet;
THENCE South 44° 12' 32" West a distance of 139.33 feet to a point of the Northerly Right of Way line of said Highway 34, the Southerly most Southeast corner of Lot 6, Promontory 1st Replat and to the **POINT OF BEGINNING**.

Said described parcel of land contains a total of 5,586,400 sq. ft. or 128.25 acres, more or less.

shown on the attached map as embraced within the heavy exterior lines thereon, has subdivided the same into lots and blocks as shown on the attached map, and does hereby set aside said portion or tract of land and designate the same PROMONTORY LOOP RE-SUBDIVISION of the City of Greeley, Weld County, Colorado; and does dedicate to the public, the streets and all easements over and across said lots or locations shown on said map, and does further certify that the width of said streets, dimensions of the lots and blocks and the names and numbers over are correctly designated upon said map.

By: Randy Schwartz, as Authorized Signor for Tripoint Acquisition Group, LLC, and Tri Pointe Commercial Metropolitan District.

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____, as _____ of _____.

Witness my hand and official seal.

My commission expires: _____
(S.E.A.L.)

Notary Public

STANDARD NOTES:

- Street maintenance. It is mutually understood and agreed that the dedicated roadways shown on this plat will not be maintained by the City until and unless the streets are constructed in accordance with the subdivision regulations in effect at the date construction plans are approved, and provided that construction of said roadways is started within one (1) year of the construction plan approval. The owner(s), developer(s) and/or subdividers, their successors and/or assigns in interest, shall be responsible for street maintenance until such time as the City accepts the responsibility for maintenance as stated above.
- Drives, parking areas and utility easements maintenance. The owners of this subdivision, their successors and/or assigns in interest, the adjacent property owner(s), homeowners' association or other entity other than the City is responsible for maintenance and upkeep of any and all drives, parking areas and easements (cross-access easements, drainage easements, etc.).
- Drainage maintenance. The property owner shall be responsible for maintenance of all drainage facilities installed pursuant to the development agreement. Requirements include, but are not limited to, maintaining the specified storm water detention/retention volumes, maintaining outfall structures, flow restriction devices and facilities needed to convey flow to said basins. The City shall have the right to enter properties to inspect said facilities at any time. If these facilities are not properly maintained, the City shall notify the property owner in writing and shall inform the owner that corrective action by the owner shall be required within ten (10) working days of receipt of notification by the City, unless an emergency exists, in which case corrective action shall be taken immediately upon receipt of notification by the City. If the owner fails to take corrective action within ten (10) working days, the City may provide the necessary maintenance and assess the maintenance cost to the owner of the property.
- Drainage liability. The City does not assume any liability for drainage facilities improperly designed or constructed. The City reviews drainage plans but cannot, on behalf of any applicant, owner or developer, guarantee that final drainage design review and approval by the City will relieve said person, his successors and assigns, from liability due to improper design. City approval of a final plat does not imply approval of the drainage design within that plat.
- Landscape maintenance. The owners of this subdivision, their successors and/or assigns in interest, the adjacent property owner(s), homeowners' association or entity other than the City is responsible for maintenance and upkeep of perimeter fencing or walls, landscaping and landscaped areas and sidewalks between the property line and any paved roadways. The owners of this subdivision, their successors and/or assigns in interest or any entity other than the City, agree to the responsibility of maintaining all other open space areas associated with this development.
- Sight distance. The clear vision zone of a corner lot, as determined by Section 24-126(c)(4) of the Development Code, shall be free from shrubs, ground covers, berms, fences, signs, structures, parked vehicles or other materials or items greater than thirty-six (36) inches in height from the street level.
- Public safety. Access, whether for emergency or nonemergency purposes, is granted over and across all access ways for police, fire and emergency vehicles. If any of all the access ways in this subdivision are private, the homeowners' association will be responsible for ensuring that such access ways are passable, at all times, for police, fire and emergency vehicles.
- Drainage master plan. The policy of the City requires that all new development and redevelopment shall participate in the required drainage improvements as set forth below:
 - Design and construct the local drainage system as defined by the final drainage report and plan and the storm water management plan.
 - Design and construct the connection of the subdivision drainage system to a drainage way of established conveyance capacity, such as a master planned outfall storm sewer or master planned major drainage way. The City will require that the connection of the minor and major systems provide capacity to convey only those flows (including offsite flows) leaving the subdivision that maintain overall capital costs. The City encourages adjacent developments to join in designing and constructing connection systems. Also, the City may choose to participate with a developer in the design and construction of the connection system.
 - Equipable participation in the design and construction of the major drainage way system that serves the development as defined by adopted master drainage way plans or as required by the City and designed in the final drainage report and the storm water management plan.
- Maintenance easements. A maintenance easement is required for developments with zero side setbacks. If one (1) structure is built on the lot line. In order to maintain the structure with the zero side setback, a maintenance easement may be required on the adjacent lot to enable maintenance to be performed on said structure from the adjoining property. Each lot owner agrees to allow adjacent lot owners access across their lot, within five (5) feet of the common lot line, as may be needed to maintain and repair the adjacent owner's principal structure. Each adjacent owner agrees to repair any damage which may be caused to the lot owner's property from the adjacent owner's use of this maintenance easement and to take all necessary steps to avoid causing such damage.
- Street lighting. All lots are subject to and bound by tariffs which are now and may in the future be filed with the Public Utilities Commission of the State of Colorado relating to street lighting in this subdivision, together with rates, rules and regulations therein provided and subject to all future amendments and changes thereto. The owners or their successors and/or assigns in interest, shall, as biller, a portion of the cost of public street lighting in the subdivision in accordance to applicable rates, rules and regulations, including future amendments and changes on file with the Public Utilities Commission.
- Water or sewer main easements. There shall be no permanent structures, fences, detention ponds, landscaping (plantings or berms) greater than three (3) feet tall mature ground, or other encumbrances located in water or sewer main easements.
- Water or sewer mains in private roads or easements. For public water and sewer mains located in private roads or easements, future repair of paving or other improved surfaces subsequent to the repair of a water or sewer main shall be the responsibility of the homeowners' or condominium association. The Water and Sewer Department will safely backfill the trench to the surface, but not rebuild any surface improvements.

NOTES:

- This survey does not constitute a title search by Northern Engineering to determine ownership or easements of record. Northern Engineering relied upon Commonwealth Land Title Insurance Company Order No. 459-106395903-820-GRO dated March 16, 2021 to aid in Easement and Ownership research.
- The subject property is in Flood Zone "X", "area determined to be outside the 0.2% annual chance of floodplain" per FEMA Flood Map 0812C1511E revised January 20, 2016.
- Basins of Bearings is the South line of the Southeast Quarter of Section 11, Township 5 North, Range 67 West as bearing North 89° 37' 03" West (assumed bearing) and monumented as shown on drawing.
- PROMONTORY LOOP RE-SUBDIVISION contains 5,586,400 square feet, or 128.25 acres, more or less.
- The linear unit of measure for this survey is U.S. Survey Feet.
- Horizontal Datum: Coordinate system is a Northern Engineering local coordinate system based on modified State Plane coordinates scaled at 1,00026470 (0.99973537) about (0,0). Linear measure is based on the U.S. Survey Foot.
- The intent of this plat is to Replat Lot 6 and a portion of Tract A, Promontory, 1st Replat and Tract A, Excelsior Planned Unit Development Filing Plat, to Dedicate additional Easements to the City of Greeley, Lot 6 and a portion of Tract A, Promontory, 1st Replat and Tract A, Excelsior Planned Unit Development Filing Plat as shown within this mapping as well as to dedicate 80' of Public Right of Way. This plat proposes to create 2 Tracts and 1 Parcel for Public Right of Way Dedication.
- Any common open space areas and/or recreational facilities (if any) that fall outside of a developable lot tract will be the responsibility of the Tri Point Commercial Metropolitan District.
- All improvement and development obligations, shall be set forth in a separate agreement signed by the property owner seeking development approval for a lot. Nothing herein shall impose any development or improvement obligations upon Applicant, pursuant to this plat.

NOTICE:

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

DEVELOPER/APPLICANT

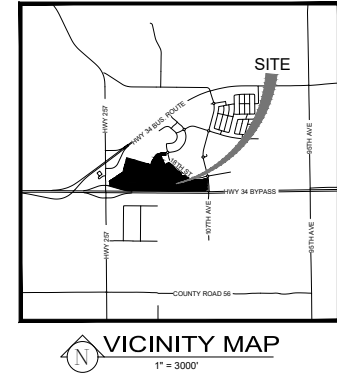
Tripoint Acquisition Group, LLC
Randy M Schwartz
9183 E Vassar Ave
Denver, CO
(303) 745-0024

SITE ENGINEER

Northern Engineering Services, Inc.
Robbie Lauer
301 North Howes Street, Suite 100
Fort Collins, Colorado 80521
(970) 221-4158

SURVEYOR

Northern Engineering Services, Inc.
Aaron M. Lund, PLS
820 8th Street
Greeley, Colorado 80631
(970) 498-1115

PLANNING COMMISSION APPROVAL

Approved by the City of Greeley Planning Commission on _____ day of _____, 2022.

COMMUNITY DEVELOPMENT DIRECTOR

Director of Community Development _____ Date _____

SURVEYING CERTIFICATE

I, Aaron M. Lund, a Registered Professional Land Surveyor in the State of Colorado, do hereby certify that I prepared this plat from an actual and accurate survey of the land, including all existing rights-of-way easements and that the corner monuments shown thereon were properly placed under my supervision, in accordance with the regulations of the State of Colorado.

For and on behalf of Northern Engineering Services, Inc.
Aaron M. Lund
Registered Professional Land Surveyor No. 25360

By:	Date:
PLAT PLANNING	NOV 23/22
RECORDS	AM
SUBDIVISION NAME	07/27/22
SECTION	
TOWNSHIP	
RANGE	
SECTION	
SECTION	

SECTION	
TOWNSHIP	
RANGE	
SECTION	
SECTION	

NORTHERN ENGINEERING
SURVEYING, MAPPING, & LAND DEVELOPMENT
400 8th Street, Suite 100
Greeley, CO 80631
(970) 498-1115

DATE	NOV 23/2022
SCALE	1"=3000'
PROJECT	PLANNING
PROJECT	NOV 23/2022
PROJECT	NOV 23/2022

PROMONTORY LOOP RE-SUBDIVISION
GREELEY, COLORADO

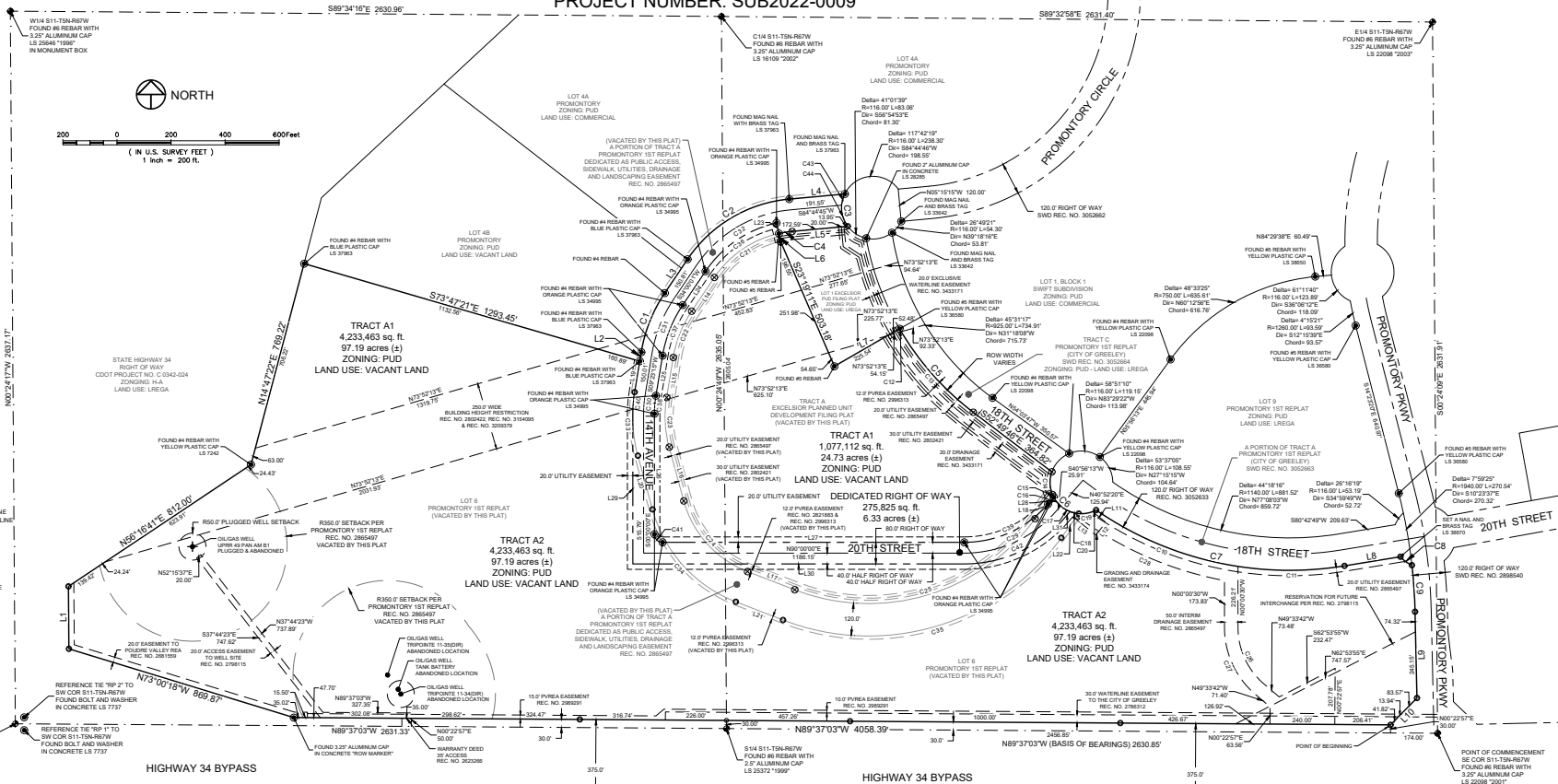
Sheet
1
Of 2 Sheets

BEING A RESUBDIVISION OF TRACT A, EXCELSIOR PLANNED UNIT DEVELOPMENT FILING PLAT AND LOT 6, AND A PORTION OF TRACT A, PROMONTORY 1ST REPLAT LOCATED IN THE SOUTH HALF OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

128.25 ACRES TWO TRACTS
EXCELSIOR PUD #3433171
PROJECT NUMBER: SUB2022-0009

SYMBOL LEGEND	
	FOUND PROPERTY MONUMENT
	FOUND REBAR WITH 1" DIAMETER YELLOW PLASTIC CAP, PLS 26265
	FOUND SECTION CORNER
	FOUND REBAR WITH 1.5" DIAMETER ALUMINUM CAP, PLS 26265
	FOUND PROPERTY MONUMENT AS DESCRIBED

LINE LEGEND	
	EXISTING RIGHT OF WAY LINE
	DEDICATING RIGHT OF WAY LINE
	SECTION LINE
	BOUNDARY LINE
	LOT LINE
	EXISTING EASEMENT LINE
	VACATED EASEMENT LINE
	DEDICATING EASEMENT LINE



LINE TABLE	
LINE	LENGTH
L1	230.91'
L2	33.90'
L3	150.81'
L4	206.54'
L5	154.54'
L6	30.00'
L7	230.91'
L8	206.54'
L9	314.74'
L10	130.33'
L11	63.84'
L12	60.00'
L13	97.80'
L14	150.81'
L15	150.00'
L16	206.21'

LINE TABLE	
LINE	LENGTH
L17	187.12'
L18	110.30'
L19	116.00'
L20	206.21'
L21	187.12'
L22	110.30'
L23	40.00'
L24	150.81'
L25	150.00'
L26	445.79'
L27	116.10'
L28	33.30'
L29	656.79'
L30	1226.19'
L31	32.70'

CURVE TABLE	
CURVE	DELTA
C1	24°36'44"
C2	50°44'44"
C3	62°17'41"
C4	7°30'42"
C5	22°46'48"
C6	137°54'02"
C7	43°54'04"
C8	26°16'21"
C9	5°05'54"
C10	25°54'15"
C11	17°59'48"
C12	6°02'48"
C13	22°03'58"
C14	42°03'33"
C15	9°34'38"

CURVE TABLE	
CURVE	DELTA
C16	20°11'44"
C17	20°08'53"
C18	18°21'40"
C19	25°30'13"
C20	7°09'25"
C21	62°23'59"
C22	34°36'40"
C23	34°36'42"
C24	53°39'11"
C25	49°33'12"
C26	49°33'12"
C27	49°33'12"
C28	28°04'54"
C29	49°33'40"
C30	9°22'18"

CURVE TABLE	
CURVE	DELTA
C31	24°36'44"
C32	50°44'44"
C33	62°17'41"
C34	53°39'11"
C35	49°33'12"
C36	49°33'12"
C37	49°33'12"
C38	28°04'54"
C39	49°33'40"
C40	9°22'18"

CURVE TABLE	
CURVE	DELTA
C41	50°44'44"
C42	50°44'44"
C43	50°44'44"
C44	50°44'44"

LAND USE SUMMARY CHART	
Type	Area (s.f.)
Tract A1	1,077,112
Tract A2	4,233,463
ROW	275,825
TOTALS	5,586,400

EASEMENT TABLE	
Easement Type	Use
Utility Easement (U.E.)	Drainage Facilities
Drainage Easement (D.E.)	Waterline
Access Easement (A.E.)	Waterline
Waterline Easement (W.E.)	Waterline

TRACT TABLE	
Tract	Purpose
Tract A1	Open Space
Tract A2	Open Space

TRACT TABLE	
Tract	Purpose
Tract A1	Open Space
Tract A2	Open Space

SUBDIVISION PLAT

PROMONTORY LOOP RE-SUBDIVISION
GREELEY, COLORADO

REVISIONS	
NO.	DATE
1	07/27/22
2	07/27/22

SECTION	
NO.	DATE
1	07/27/22
2	07/27/22

PROJECT	
NO.	DATE
1	07/27/22
2	07/27/22

PROJECT	
NO.	DATE
1	07/27/22
2	07/27/22

PROJECT	
NO.	DATE
1	07/27/22
2	07/27/22

PROJECT	
NO.	DATE
1	07/27/22
2	07/27/22

07-07-2022
PRELIMINARY - NOT FOR CONSTRUCTION
RECORDING - NOT FOR IMPLEMENTATION
PROMONTORY LOOP RE-SUBDIVISION
Greeley, Colorado
Northern Engineering Services, Inc.

