



1 B. The Union Subdivision development agreement and preliminary plat and  
2 preliminary PUD development plan satisfy the criteria of §§ 15.02.070 C.3. and 15.02.100 E.,  
3 respectively, of the Code and of § 24-68-102(4) of the Colorado Revised Statutes.

4 Section 2

5 The Union Subdivision preliminary plat and preliminary PUD development plan are  
6 approved as site specific development plans with a period of vesting of 3 years for residential  
7 areas, for 5 years for commercial mixed-use areas and for 15 years for the religious and civic  
8 areas, respectively.

9 Section 3

10 The City Clerk of the City of Longmont shall record this ordinance when the  
11 requirements of Appendix B of Title 15 of the Code, as certified by the Planning Director of the  
12 City of Longmont, have been satisfied.

13 Section 4

14 Notice provided by § 15.02.100 F. of the Code shall be published within fourteen days of  
15 the date that this ordinance is passed and adopted by the Council as referenced below.

16 Section 5

17 The effective date of this approval and of the commencement of the vested rights periods  
18 shall be the date of publication of this ordinance.

19 Section 6

20  
21 To the extent only that they conflict with this ordinance, the Council repeals any  
22 conflicting ordinances or parts of ordinances.

23  
24 Introduced this 10th day of July, 2007.

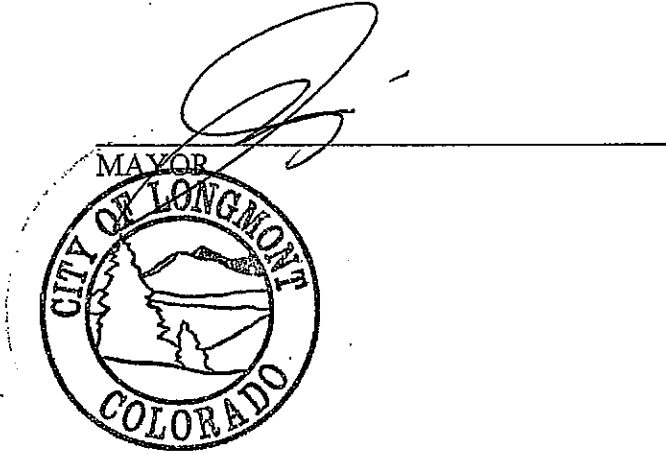
25 Passed and adopted this 14th day of August, 2007.

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ATTEST:

Valeria D. Skott  
CITY CLERK



NOTICE: THE COUNCIL WILL HOLD A PUBLIC HEARING ON THIS ORDINANCE AT 7:00 P.M ON THE 14th DAY OF August, 2007, IN THE LONGMONT COUNCIL CHAMBERS.

APPROVED AS TO FORM:

James L. Rouben  
DEPUTY CITY ATTORNEY

8/14/07  
DATE

James L. Rouben  
PROOF READ

8-14-07  
DATE

APPROVED AS TO FORM AND SUBSTANCE:

Paul DelVecchio  
DEPARTMENT CONTACT

8/24/07  
DATE

File 5895.7

1 EXHIBIT A

2 Union Annexation and

3 PUD-MU (Planned Unit Development – Mixed Use) Zoning District

4 Legal Description

5 Annexation Legal Description

6  
7 A Tract Of Land Situated In Section 5 And Section 8, Township 2 North, Range 68 West And  
8 The South Half Of Section 32, Township 3 North, Range 68 West Of The 6th Principal  
9 Meridian, County Of Weld, State Of Colorado, Being More Particularly Described As Follows:

10  
11 Commencing At The North One-Quarter Corner Of Section 5 Whence The Northeast Corner Of  
12 Section 5 Bears North 89°31'00" East 2,696.54 Feet; Thence North 00°10'27" East 30.00 Feet  
13 To A Point On The Northerly Right-Of-Way Line Of Weld County Road 26 And The Point Of  
14 Beginning.

15  
16 Thence North 89°31'00" East 2,696.28 Feet; Thence South 00°20'10" East 30.00 Feet To The  
17 Northeast Corner Of Section 5; Thence South 01°05'27" West 2,613.54 Feet To The East One-  
18 Quarter Corner Of Section 5; Thence Along The North Line Of The Southeast Quarter Of  
19 Section 5, North 89°08'40" West 857.17 Feet; Thence South 00°43'11" West 2608.15 Feet To A  
20 Point On The Southerly Right-Of-Way Line Of State Highway 119; Thence Along Said  
21 Southerly Right-Of-Way Line The Following 4 Courses: 1) Thence North 81°30'58" West 93.12  
22 Feet; 2) Thence Along The Arc Of A Curve To The Left (Said Curve Having A Radius Of  
23 5,630.00 Feet,

24 A Central Angle Of 08°54'28", Chord Of Said Arc Bears North 87°50'37" West 874.41 Feet) A  
25 Distance Of 875.29 Feet; 3) Thence South 87°42'09" West 857.51 Feet; 4) Thence South  
26 87°39'58" West 2,666.15 Feet; Thence Leaving Said Southerly Right-Of-Way Line North  
27 01°20'35" West 139.71 Feet To The Southwest Corner Of Section 5; Thence North 01°05'44"  
28 East 40.10 Feet To A Point On The Northerly Right-Of-Way Line Of State Highway 119;  
29 Thence Along Said Northerly Right-Of-Way Line The Following 2 Courses: 1) Thence North  
30 87°39'56" East 2,566.80 Feet; 2) Thence North 69°56'56" East 57.77 Feet To A Point On The  
31 Westerly Right-Of-Way Line Of Weld County Road 3 1/2 As Shown On The Plat Of Longview  
32 P.U.D., Recorded In Book 1541 At Page 620 As Reception Number 2484964 Of Weld County  
33 Records; Thence Along Said Westerly Right-Of-Way Line North 00°43'55" East 2,428.28 Feet  
34 To A Point On The South Line Of The Northwest Quarter Of Section 5; Thence Along Said  
35 South Line South 89°04'01" East 20.00 Feet To A Point Whence The Center Quarter Corner Of  
36 Section 5 Bears South 89°04'01" East 30.00 Feet ; Thence Parallel With The East Line Of The  
37 Northwest Quarter Of Said Section 5, North 00°43'36" East 1,380.68 Feet To A Point On The  
38 Northerly Right-Of-Way Line Of The Great Western Railway; Thence Along Said Northerly  
39 Right-Of-Way Line The Following 4 Courses: 1) Thence South 71°34'28" West 514.79 Feet; 2)  
40 Thence Along The Arc Of A Curve To The Left (Said Curve Having A Radius Of 2904.00 Feet,  
41 A Central Angle Of 08°20'09", Chord Of Said Arc Bears South 67°24'52" West 422.13 Feet) A  
42 Distance Of 422.50; 3) Thence South 63°14'52" West 1843.45 Feet; 4) Thence Along The Arc  
43 Of A Curve To The Right (Said Curve Having A Radius 1310.00feet, A Central Angle Of  
44 05°19'20",

1 Chord Of Said Arc Bears South 65°54'32" West 121.64 Feet) A Distance Of 121.69 Feet To A  
2 Point On The West Line Of The Northwest Quarter Of Section 5; Thence Along Said West Line  
3 North 01°04'47" East 831.73 Feet; Thence North 68°57'51" East 1,252.56 Feet; Thence North  
4 27°20'44" East 1,190.29 Feet To A Point On The Southerly Right-Of-Way Line Of Weld County  
5 Road 26; Thence Along Said Southerly Right-Of-Way Line South 89°41'22" West 711.50 Feet;  
6 Thence North 36°31'56" East 37.49 Feet To A Point On The North Line Of The Northwest  
7 Quarter Of Section 5; Thence Along Said North Line North 89°41'22" East 15.43 Feet; Thence  
8 North 49°51'56" East 46.84 Feet To A Point On The Northerly Right-Of-Way Line Of Weld  
9 County Road 26; Thence Along Said Northerly Right-Of-Way Line North 89°41'22" East  
10 1,586.69 Feet To The Point Of Beginning.

11  
12 Excepting Therefrom The Following Two Tracts Of Land: 1) That Portion Of The Northwest  
13 Quarter Of Said Section 5, And 2) That Portion Of The Northeast Quarter Of Said Section 5  
14 Described By Deed Recorded June 12, 1906 In Book 241 At Pages 392 And 393 Of Weld  
15 County Records Being More Particularly Described As Follows:

16  
17 1) Beginning At The Point Of Intersection Of The Southerly Right-Of-Way Line Of Weld  
18 County Road 26 And The Westerly Right-Of-Way Line Of Weld County Road 3 1/2 Whence  
19 The North One-Quarter Corner Of Section 5 Bears North 45°12'29" East 42.82 Feet; Thence  
20 Along Said Westerly Right-Of-Way Line South 00°43'36" West 103.92 Feet; Thence South  
21 52°23'30" West 141.94 Feet; Thence South 71°27'35" West 93.45 Feet; Thence South 79°06'16"  
22 West 173.06 Feet; Thence North 88°41'43" West 134.80 Feet; Thence North 63°35'24" West  
23 111.77 Feet; Thence North 38°40'00" West 57.32 Feet; Thence North 06°35'40" West 42.71  
24 Feet; Thence North 16°04'00" East 114.11 Feet To A Point On The Southerly Right-Of-Way  
25 Line Of Weld County Road 26; Thence Along Said Southerly Right-Of-Way Line North  
26 89°41'22" East 616.32 Feet To The Point Of Beginning.

27  
28 2) Beginning At The Point Of Intersection Of The Northerly Right-Of-Way Line Of The Great  
29 Western Railway And The Easterly Right-Of-Way Line Of Weld County Road 3 1/2 Whence  
30 The North One-Quarter Corner Of Section 5 Bears North 06°46'08" West 1,149.37 Feet; Thence  
31 Along Said Northerly Right-Of-Way Line North 71°35'57" East 1,704.79 Feet; Thence Along  
32 The Arc Of A Curve To The Left (Said Curve Having A Radius Of 1,398.11, A Central Angle  
33 Of 40°20'46", Chord Of Said Arc Bears North 51°25'34" East 964.30 Feet) A Distance Of 984.51  
34 Feet To A Point On The Southerly Right-Of-Way Line Of Weld County Road 26; Thence Along  
35 Said Southerly Right-Of-Way Line North 89°31'00" East 93.11 Feet To A Point On The  
36 Southeasterly Right-Of-Way Line Of The Great Western Railway; Thence Along Said  
37 Southeasterly Right-Of-Way Line Along The Arc Of A Curve To The Right (Said Curve Having  
38 A Radius Of 1,478.11 Feet, A Central Angle Of 42°14'42", Chord Of Said Arc Bears South  
39 50°28'36" West 1,065.31 Feet) A Distance Of 1,089.83 Feet; Thence South 71°35'57" West  
40 1,732.54 Feet To A Point On The Easterly Right-Of-Way Line Of Weld County Road 3 1/2;  
41 Thence Along Said Easterly Right-Of-Way Line, North 00°43'36" East 84.68 Feet To The Point  
42 Of Beginning.

43  
44 The Gross Area Of The Above Described Tract Of Land Is 348.356 Acres More Or Less.

45  
46 The Gross Area Of Exception 1 Is 3.113 Acres More Or Less.

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The Gross Area Of Exception 2 Is 5.061 Acres More Or Less.

The Net Area Of The Above Described Tract Of Land Is 340.182 Acres More Or Less.

EXHIBIT B  
DEVELOPMENT AGREEMENT

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