

CITY OF GREELEY, COLORADO

ORDINANCE NO. _____, 2019

CASE NO. ZON2018-0018

AN ORDINANCE CHANGING THE OFFICIAL ZONING MAP OF THE CITY OF GREELEY, COLORADO, FROM PUD (PLANNED UNIT DEVELOPMENT) TO C-H (COMMERCIAL HIGH INTENSITY) ZONING FOR APPROXIMATELY 1.62 ACRES OF PROPERTY KNOWN AS THE 2700 AND 2720 35TH AVENUE REZONE

BE IT ORDAINED BY THE CITY COUNCIL OF GREELEY, COLORADO:

Section 1. The following described property located in the City of Greeley is hereby changed from the zoning district referred to as PUD (Planned Unit Development) to C-H (Commercial High Intensity), in the City of Greeley, County of Weld, State of Colorado:

See attached legal description

Section 2. The boundaries of the pertinent zoning districts as shown on the official zoning map are hereby changed so as to accomplish the above-described zoning changes, and the Mayor and City Clerk are hereby authorized and directed to sign and attest an entry which shall be made on the official zoning map to reflect this change.

Section 3. This ordinance shall become effective five (5) days after its final publication as provided by the Greeley City Charter.

PASSED AND ADOPTED, SIGNED AND APPROVED, THIS _____ DAY OF _____, 2019.

ATTEST:

THE CITY OF GREELEY

City Clerk

Mayor

Legal Description

A parcel of land situated in the SW 1/4 of Section 13, T.5N., R.66W. of the 6th P.M., City of Greeley, County of Weld, State of Colorado, and being more particularly described as follows:

Commencing at the Southwest Corner of Section 13, T.5N., R.66W. of the 6th P.M.;
Thence N00°15'00"W along the West Line of SW 1/4 of said Section 11, a distance of 409.39 feet to a point on the Northerly R.O.W. Line of 28th Street (Frontage Road) extended and the Point of Beginning;
Thence N82°22'30"W along said Northerly R.O.W. Line extended, a distance of 17.16 feet;
Thence N00°15'00"W parallel to and 17.00 feet west of said West Line of the SW 1/4 of Section 11, a distance of 257.61 feet;
Thence S89°43'50"E a distance of 17.00 feet to a point on said West Line;
Thence S89°43'50"E along a portion of the Southerly Lines of Lots 20 through 22, Block 4, West Lake Park Third Filing, Weld County Records, a distance of 240.22 feet to the Northwest Corner of Lot 1, Breeze Thru Minor Subdivision, Weld County Records;
Thence S00°15'00"E along the Westerly Line of said Lot 1, a distance of 290.85 feet to a point on the Northerly R.O.W. Line of 28th Street (Frontage Road);
Thence N82°22'30"W along said Northerly R.O.W. Line, a distance of 242.50 feet to the Point of Beginning.

Parcel Contains (70,534 Square Feet) 1.6192 Acres, more or less.