

CITY OF GREELEY, COLORADO

ORDINANCE NO. ____, 2019

CASE NO. ZON2018-0020

AN ORDINANCE CHANGING THE OFFICIAL ZONING MAP OF THE CITY OF GREELEY, COLORADO, TO ESTABLISH C-H (COMMERCIAL HIGH INTENSITY) ZONING FOR CERTAIN PROPERTY LOCATED IN WELD COUNTY, COLORADO, RECENTLY ANNEXED AND KNOWN AS THE 2034 ENCLAVE ANNEXATION, GENERALLY LOCATED NORTH OF THE HIGHWAY 34 BYPASS AND SOUTH OF 20TH STREET, BETWEEN 83RD AVENUE AND 95TH AVENUE

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

Section 1. The following described property located in the City of Greeley KNOWN AS THE 2034 Enclave Annexation is hereby placed into the C-H (Commercial High Intensity) zoning district in the City of Greeley, County of Weld, State of Colorado, and is described as follows:

SEE ATTACHED LEGAL DESCRIPTION

Said described parcel of land contains 8.98 acres, more or less.

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 tract of land located in the North $\frac{1}{2}$ of Section 18, Township 5 North, Range, 66 West of the Sixth Principal Meridian Weld County Colorado more particularly described as Follows:

BASIS OF BEARING: The North line of said Section being N $89^{\circ}59'50''$ E and all bearings contained herein being relative thereto.

Beginning at the Northeast corner of Lot A of the Recorded Exemption No. 0959-18-1-RE176 as

recorded in Reception Number 1660440 of the records of said Weld County, thence along the following courses of the Westerly line of said Lot A;

S $25^{\circ}23'46''$ E, a distance of 309.05'

S $24^{\circ}10'51''$ E, a distance of 316.53' to a point on the Northerly bank of the Boomerang Ditch;

Thence along said Northerly bank the following six courses;

N $40^{\circ}29'23''$ E, a distance of 9.69'

N $70^{\circ}47'52''$ E, a distance of 67.97'

N $86^{\circ}42'26''$ E, a distance of 113.50'

S $84^{\circ}24'39''$ E, a distance of 115.67'

S $60^{\circ}51'34''$ E, a distance of 100.17'

S $45^{\circ}40'48''$ E, a distance of 214.09' to the Southeast corner of said Lot A;

Thence continue along said Northerly bank S $45^{\circ}40'48''$ E, a distance of 9.02' to the Northeasterly

corner of a tract of land as recorded in Reception No. 4035663 of the records of said Weld County; thence along the Easterly and Westerly line of said tract the following two courses;

S $01^{\circ}18'06''$ E, a distance of 270.19'

N $56^{\circ}29'24''$ W, a distance of 717.31' to the Northwest corner of said tract said point furthermore

being the Southwesterly corner of a tract of land as recorded in Reception No. 2574720 of the records of said Weld County, thence along the Westerly line of said tract the following two courses;

N $56^{\circ}29'24''$ W, a distance of 409.91'

N $57^{\circ}45'27''$ W, a distance of 599.22' said point furthermore being the Southeast corner of a tract

of land as recorded in Reception No. 1738345 of the records of said Weld County, thence along the Westerly line and Northerly line of said tract the following two courses;

N $57^{\circ}45'27''$ W, a distance of 141.88' to the Northwest corner of said tract,

N $89^{\circ}59'50''$ E, a distance of 120.00' the Northeast corner of said tract, said point furthermore being the Northwest corner of that tract as recorded in Reception No. 2574720. Thence along the

Northerly line of said tract N 89°59'50" E, a distance of 632.32' to the Point of Beginning for his description and containing 391352 S.F. or 8.98 Acres more or less.

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