

**CITY OF GREELEY, COLORADO
ORDINANCE NO. 31, 2022
CASE NO. ZON2022-0017**

**AN ORDINANCE CHANGING THE OFFICIAL ZONING MAP OF THE CITY OF GREELEY,
COLORADO, FROM C-L (COMMERCIAL LOW INTENSITY) TO C-H (COMMERCIAL HIGH
INTENSITY) FOR APPROXIMATELY 2.11 ACRES OF PROPERTY LOCATED AT 3115 35TH
AVENUE, KNOWN AS THE 3115 35TH AVENUE**

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 C-L (Commercial Low Intensity) to C-H (Commercial High Intensity) for approximately 2.11 acres of property 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
_____, 2022.**

ATTEST:

THE CITY OF GREELEY

City Clerk

Mayor

Legal Description

Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$) of Section 23, Township 5 North, Range 66 West of the 6th Principal Meridian, City of Greeley, County of Weld, State of Colorado, being more particularly described as follows:

Considering the East line of the Northeast Quarter (E line, NE $\frac{1}{4}$) of said Section 23 as having an assumed bearing of South 00°45'52" East, and with all bearings contained herein lying relative thereto:

Commencing at the Northeast Corner of said Section 23;

THENCE South 00°45'52" East, along the East line of the Northeast Quarter (E line, NE $\frac{1}{4}$) of said Section 23, a distance of 2506.89 feet, more or less, to the Northeast Corner of that certain parcel of land identified as Parcel 1 in document recorded December 27, 2005 under Reception Number 3350141 in the Office of the Clerk and Recorder of Weld County, Colorado;

THENCE departing the East line of said Northeast Quarter (E line, NE $\frac{1}{4}$), and proceeding South 89°26'55" West, along the North line of said Parcel 1 if said Reception Number 3350141, a distance of 50.00 feet, more or less, to a point on the apparent centerline of 35th Avenue and the POINT OF BEGINNING;

THENCE departing the North line of said Parcel 1 of said Reception Number 3350141, and proceeding along said apparent centerline, running parallel with and 50.00' Westerly of (as measured at right angles) the East line of said Parcel 1 of said Reception Number 3350141, the following 2 (two) courses and distances: 1) South 00°45'52" East, a distance of 142.49 feet; 2) South 00°46'59" East, a distance of 37.62 feet, more or less, to a point on the South line of said Parcel 1 of said Reception No. 3350141;

THENCE departing said apparent centerline and proceeding along the South, West and North lines of said Parcel 1 of said Reception Number 3350141, as monumented, the following 4 (four) courses and distances: 1) South 89°19'44" West, a distance of 506.36 feet; 2) North 00°42'30" West, a distance of 203.04 feet; 3) South 55°24'30" East, a distance of 38.00 feet; 4) North 89°26'55" East, a distance of 475.15 feet, more or less, to a point on the apparent centerline of 35th Avenue and the POINT OF BEGINNING;

Containing 91,788 square feet (2.11 acres), more or less, and being subject to all existing easements and/or rights-of-way of record, as of the date shown hereon.

Prepared for and on behalf of:
Coffey Engineering & Surveying
3855 Precision Drive #140
Loveland, Colorado 80538
Chase J. Corbridge
Colorado PLS 38405

