

**CITY OF GREELEY, COLORADO  
ORDINANCE NO. \_\_\_\_\_, 2021  
CASE NO. ZON2020-0010**

**AN ORDINANCE CHANGING THE OFFICIAL ZONING MAP OF THE CITY OF GREELEY,  
COLORADO, FROM R-E (RESIDENTIAL ESTATE) AND H-A (HOLDING AGRICULTURE) TO C-H  
(COMMERCIAL HIGH INTENSITY) ZONING WITH A DEVELOPMENT CONCEPT MASTER PLAN  
FOR APPROXIMATELY 12.98 ACRES OF PROPERTY LOCATED AT 7001 28<sup>TH</sup> STREET, KNOWN  
AS THE 7001 28<sup>TH</sup> STREET REZONE**

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

Section 1. The following described property located in the City of Greeley is needed for a Development Concept Master Plan. The change in zone would be from the zoning district referred to as R-E (Residential Estate) and H-A (Holding Agriculture) to C-H (Commercial High Intensity) for approximately 12.98 acres of property in the City of Greeley, County of Weld, State of Colorado:

See attached legal description (Exhibit A)

Section 2. The boundaries of the pertinent zoning districts as shown on the official zoning map require a change to accomplish the above-described zoning changes.

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 \_\_\_\_\_, 2021.**

**ATTEST**

**CITY OF GREELEY, COLORADO**

\_\_\_\_\_  
**City Clerk**

\_\_\_\_\_  
**Mayor**

Exhibit A  
Legal Description

A parcel of land being Amended Lot 2 of the Resubdivision of Lots 2, 3, 4, 5, 6, and 7, Block 1, Peterson Alexander Subdivision S-518, recorded on January 30, 2001 at Reception No. 2822174 within the Records of the Weld County Clerk and Recorder together with adjacent road rights-of-way for 71st Avenue, 28th Street and U.S. Highway 34 Bypass as shown on the Faith Tabernacle Annexation, recorded July 08, 2002 at Reception No. 2966960 within the Records of the Weld County Clerk and Recorder, situate in the Southwest Quarter of the Southwest Quarter (SW1/4SW1/4) of Section Sixteen (16), and the Northwest Quarter of the Northwest Quarter (NW1/4NW1/4) of Section Twenty-one (21), both of Township Five North (T.5N), Range Sixty-six West (R.66W) of the 6th P.M., City of Greeley, County of Weld, State of Colorado, being more particularly described as follows:

BEGINNING at the Southwest Corner of said section 16 as monumented by a 3.25" Brass Cap LS illegible and assuming the West line of the Southwest Quarter of said section 16 as monumented by a #6 rebar with 3.25" Aluminum Cap LS 28259 at the North end, to bear North 00° 31' 34" West being a grid bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983, a distance of 2655.57 feet with all other bearings contained hereon relative thereto:

The lineal dimensions as contained herein are based upon the U.S. Survey Foot.

Thence along said Westerly extension of the North line and along the North and East line of said Amended Lot 2 and along the Southerly extension of the East line of said Amended Lot 2 the following Six (6) courses and distances;

THENCE North 00°31'34" West along said West line of the Southwest Quarter a distance of 980.63 feet to the Westerly extension of the North line of said Amended Lot 2;  
THENCE North 89°27'01" East a distance of 289.80 feet;  
THENCE South 81°02'53" East a distance of 60.80 feet;  
THENCE North 89°26'36" East a distance of 228.69 feet;  
THENCE South 00°30'20" East a distance of 428.18 feet;  
THENCE South 89°30'47" West a distance of 139.92 feet;  
THENCE South 00°26'30" East a distance of 713.18 feet to the approximate Southerly Right-Of-Way line of Highway 34 as delineated within said Faith Tabernacle Annexation;

Thence along said approximate Southerly Right-Of-Way line of the Highway 34 the following Three (3) courses and distances;

THENCE South 89°31'36" West a distance of 354.21 feet;  
THENCE South 44°32'10" West a distance of 70.69 feet;  
THENCE South 89°31'36" West a distance of 30.00 feet to the West line of the Northwest Quarter of the Northwest Quarter of said Section 21;  
THENCE North 01°19'46" West along said West line of the Northwest Quarter of the Northwest Quarter a distance of 220.00 feet to the POINT OF BEGINNING;

Said described parcel of land contains 12.98 acres, more or less (+/-), and is subject to any rights-of-way or other easements of record as now existing on said described parcel of land.