

**CITY OF GREELEY, COLORADO
ORDINANCE NO. 4, 2023
CASE NO. ZON 2022-0008**

AN ORDINANCE CHANGING THE OFFICIAL ZONING MAP OF THE CITY OF GREELEY, COLORADO, FROM RESIDENTIAL HIGH DENSITY (R-H) TO MIXED-USE HIGH (MU-H) CHANGING THE UNDERLYING LAND USE DESIGNATIONS FOR APPROXIMATELY 1.722 ACRES OF PROPERTY LOCATED AT 1603, 1611, 1613, 1619 7TH AVENUE, AT THE SOUTHWEST CORNER OF 16TH STREET AND 7TH 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 Residential High Density (R-H) TO Mixed-Use High (MU-H), in the City of Greeley, County of Weld, State of Colorado:

Legal Description

A parcel of land, being inclusive of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10, Block 2 of Arlington Heights, recorded July 15, 1887 in Book 2 at Page 19 as Reception No. 25765 of the Records of Weld County, and a portion of 16th Street Right of Way, 7th Avenue Right of Way and 20' Alley Right of Way, located in the Southwest Quarter of Section 8, Township Five North (T.5N.), Range Sixty-five West (R.65W.) of the Sixth Principal Meridian (6th P.M.), City of Greeley, County of Weld, State of Colorado and being more particularly described as follows:

BEGINNING at the Southeast corner of said Lot 10 of Block 2, Arlington Heights and assuming the East line of said Block 2 of Arlington Heights as bearing South 00°02'24" East being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, with all other bearings contained herein relative thereto;

THENCE South 89°57'36" West along the South line of said Lot 10 a distance of 200.00 feet to the centerline of said 20' Alley Right of Way;

THENCE North 00°02'24" West along said centerline a distance of 300.00 feet to the centerline of said 16th Street, 100' Right of Way;

THENCE North 89°57'36" East along said centerline a distance of 250.00 feet to the centerline of said 7th Avenue, 100' Right of Way;

THENCE South 00°02'24" East along said centerline a distance of 300.00 feet to the extended line of the South line of said Lot 10;

THENCE South 89°57'36" West along said line a distance of 50.00 feet to the POINT OF BEGINNING.

Said described parcel of land contains 75,000 Square Feet or 1.722 Acres, more or less (±) and is subject to any rights-of-way or other easements of record or as now existing on said described parcel of land.

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 _____, 2023.

ATTEST:

THE CITY OF GREELEY

City Clerk

Mayor