

**CITY OF GREELEY, COLORADO**

**ORDINANCE NO. \_\_\_\_, 2022**

**CASE NO. ZON2022-0001**

**AN ORDINANCE CHANGING THE OFFICIAL ZONING MAP OF THE CITY OF GREELEY, COLORADO, FROM PUD (PLANNED UNIT DEVELOPMENT – LAKE BLUFF) TO PUD (PLANNED UNIT DEVELOPMENT – POUDRE HEIGHTS), CHANGING THE UNDERLYING LAND USE DESIGNATIONS FOR APPROXIMATELY 277.6 ACRES OF PROPERTY LOCATED NORTH OF U.S. HIGHWAY 34 BUSINESS, EAST OF MISSILE PARK ROAD AND WEST OF 101<sup>ST</sup> 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 Planned Unit Development – Lake Bluff to Planned Unit Development – Poudre Heights, 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**

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

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

### Legal Description

A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN WARRANTY DEED RECORDED AT RECEPTION NUMBER 4369421, LYING WITHIN TRACT 2, JACKSON SUBDIVISION RECORDED AT RECEPTION NO. 3347377, BOTH IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF WELD, STATE OF COLORADO, SITUATED IN THE WEST HALF OF SECTION 1 AND THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF GREELEY, SAID COUNTY AND STATE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID WEST HALF, WHENCE THE EAST LINE OF THE WEST HALF OF SAID SECTION 1 BEARS NORTH 01°41'09" EAST, A DISTANCE OF 5546.41 FEET, WITH ALL BEARINGS REFERENCED HEREIN RELATIVE THERETO;

THENCE ALONG SAID EAST LINE, NORTH 01°41'09" WEST, A DISTANCE OF 65.05 FEET TO THE NORTHERLY RIGHT-OF-WAY OF US 34 BUSINESS, AS DESCRIBED IN WARRANTY DEED RECORDED AT RECEPTION NUMBER 3508373, IN SAID OFFICIAL RECORDS AND THE POINT OF BEGINNING;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY, THE FOLLOWING TWO (2) COURSES:

1. SOUTH 89°51'14" WEST, A DISTANCE OF 762.98 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 5,875.00 FEET;
2. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°31'12", AN ARC LENGTH OF 1,078.70 FEET TO THE NORTHERLY RIGHT-OF-WAY OF US 34 BUSINESS AS DESCRIBED IN RIGHT-OF-WAY DEED RECORDED AT BOOK 918 PAGE 465 IN SAID OFFICIAL RECORDS;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY, SOUTH 87°32'57" WEST, A DISTANCE OF 745.89 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1;

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, SOUTH 04°08'49" WEST, A DISTANCE OF 0.19 FEET TO THE NORTHERLY RIGHT-OF-WAY OF STATE HIGHWAY 257 SPUR, AS DESCRIBED IN QUIT-CLAIM DEED RECORDED AT RECEPTION NUMBER 741532 IN SAID OFFICIAL RECORDS;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY, NORTH 89°30'07" WEST, A DISTANCE OF 673.11;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY, NORTH 01°24'45" EAST, A DISTANCE OF 1,366.25 FEET TO THE WESTERLY BOUNDARY OF SAID TRACT 2;

THENCE ALONG SAID WESTERLY BOUNDARY THE FOLLOWING SIXTEEN (16) COURSES:

1. NORTH 71°39'24" EAST, A DISTANCE OF 2,154.85 FEET;

2. NORTH 41°25'22" WEST, A DISTANCE OF 1,214.31 FEET;
  3. NORTH 03°52'55" WEST, A DISTANCE OF 2,375.77 FEET;
  4. SOUTH 74°26'17" EAST, A DISTANCE OF 428.29 FEET;
  5. SOUTH 74°20'30" EAST, A DISTANCE OF 323.81 FEET;
  6. SOUTH 72°00'45" EAST, A DISTANCE OF 111.51 FEET;
  7. SOUTH 73°45'25" EAST, A DISTANCE OF 277.33 FEET;
  8. SOUTH 74°59'39" EAST, A DISTANCE OF 335.15 FEET;
  9. NORTH 19°26'18" EAST, A DISTANCE OF 177.59 FEET;
  10. NORTH 30°44'56" EAST, A DISTANCE OF 201.48 FEET;
  11. NORTH 82°22'46" EAST, A DISTANCE OF 338.90 FEET;
  12. NORTH 06°10'33" EAST, A DISTANCE OF 31.99 FEET;
  13. NORTH 84°36'54" EAST, A DISTANCE OF 70.65 FEET;
  14. NORTH 87°59'53" EAST, A DISTANCE OF 50.09 FEET;
  15. SOUTH 79°28'41" EAST, A DISTANCE OF 71.41 FEET;
  16. NORTH 82°09'43" EAST, A DISTANCE OF 182.08 FEET TO THE EAST LINE OF THE WEST HALF OF SAID SECTION 1 AND THE EAST BOUNDARY OF SAID TRACT 2;
- THENCE ALONG THE EAST BOUNDARY OF SAID TRACT 2 AND THE EAST LINE OF SAID WEST HALF, SOUTH 01°41'09" WEST, A DISTANCE OF 5,233.90 FEET TO THE POINT OF BEGINNING.
- CONTAINING AN AREA OF 277.652 ACRES, (12,094,523 SQUARE FEET), MORE OR LESS.