

**CITY OF GREELEY, COLORADO
ORDINANCE NO. 44, 2022
CASE NO. ZON2022-0014**

**AN ORDINANCE CHANGING THE OFFICIAL ZONING MAP OF THE CITY OF GREELEY,
COLORADO, FROM COMMERCIAL HIGH INTENSITY (C-H) TO PLANNED UNIT DEVELOPMENT
(PUD) CHANGING THE UNDERLYING LAND USE DESIGNATIONS FOR APPROXIMATELY
19.995 ACRES OF PROPERTY LOCATED WEST OF 23RD AVENUE AND SOUTH OF 29TH STREET**

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 Commercial High Intensity (C-H) TO Planned Unit Development (PUD), in the City of Greeley, County of Weld, State of Colorado:

Legal description

A: A PARCEL OF LAND BEING A PART OF TRACT 3 OF GALLERY GREEN ANNEXATION (GGA) TO THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO, AS RECORDED JANUARY 17, 1975 IN BOOK 730 UNDER RECEPTION NO. 1652285 OF THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER (WCCR), AND BEING PART OF THE NORTHEAST QUARTER (NE1/4) OF SECTION TWENTY-FOUR (24);

B: A PARCEL OF LAND BEING PART OF THE NE1/4 OF SAID SECTION 24: ALL IN TOWNSHIP FIVE NORTH (T.5N), RANGE SIXTY-SIX WEST (R.66W.) 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 SECTION CORNER COMMON TO SECTIONS 13/24 - T.5N. - R.66W. AND SECTIONS 18/19 - T.5N - R.652. AS MONUMENTED BY A FOUND #6 REBAR WITH ALUMINUM CAP STAMPED MCRAE & SHORT LS 7242 WITH THE QUARTER CORNER COMMON TO SECTION 24 - T.5N. - R.66W. AND SECTION 19 - T.5N. - R.65W. AS MONUMENTED BY A FOUND STANDARD BLM TYPE MONUMENT WITH ALUMINUM CAP STAMPED JONES LS 22098 TO BEAR SOUTH 00°00'20" WEST, AS PLATTED WITHIN SAID GGA, A DISTANCE OF 2,661.00 FEET WITH ALL OF THE BEARINGS CONTAINED HEREIN RELATIVE THERETO:

#1: THENCE SOUTH 00°00'20" WEST ALONG THE EAST LINE OF SAID NE1/4, ALSO BEING THE EAST LINE OF SAID GGA A DISTANCE OF 688.18 FEET (CALCULATED (CALC.)) (RECORDED (REC.) 688.26 FEET) TO THE SOUTHEAST CORNER (SE COR) OF TRACT 5 OF SAID GGA. SAID POINT BEING UNMONUMENTED;

#2: THENCE DEPARTING SAID EAST LINE NORTH 89°53'01" WEST (REC. NORTH 89°53'40" WEST) ALONG THE SOUTH LINE OF TRACTS 5 AND 3 OF SAID GGA, A DISTANCE OF 610.77 FEET (REC. 610.67) TO A POINT BEING MONUMENTED BY A SET 24" OF #4 REBAR WITH YELLOW PLASTIC CAP STAMPED JNES LS 22098, SAID MONUMENT TYPE (MT) HEREINAFTER REFERRED TOO AS MT#1. SAID POINT BEING THE NORTHWEST CORNER (NW COR) OF THAT PARCEL OF LAND AS DESCRIBED IN BOOK 708 AS RECEPTION NO. 1630275 AS RECORDED FEBRUARY 14, 1974 IN THE RECORDS OF THE WCCR, AND BEING THE TRUE POINT OF BEGINNING OF SAID PARCEL DESCRIPTION:

#3: THENCE SOUTH 00°03'03" EAST (REC. SOUTH 00°02'03" EAST) ALONG THE WESTERLY LINE OF SAID PARCEL A DISTANCE OF 179.83 FEET (REC. 180.00 FEET) TO A POINT BEING MONUMENTED BY A FOUND

#4 REBAR WITH YELLOW PLASTIC CAP STAMPED NUL LS 19617. SAID POINT BEING THE SOUTHWEST CORNER (SW COR) OF SAID PARCEL, AND ALSO BEING THE MOST WESTERLY AND NORTHERLY CORNER OF THAT PARCEL OF LAND AS DESCRIBED IN BOOK 1104 AS RECEPTION NO. 02044411 AS RECORDED FEBRUARY 27, 1986 IN THE RECORDS OF THE WCCR;

#4: THENCE SOUTH 00°02'24" EAST (REC. SOUTH 00°01'48" EAST) ALONG THE WESTERLY LINE OF SAID PARCEL OF LAND A DISTANCE OF 741.37 FEET (REC. 740.95 FEET) TO A POINT BEING MONUMENTED BY A FOUND #4 REBAR WITH YELLOW PLASTIC CAP STAMPED LS 14966 TO A POINT BEING THE MOST NORTHERLY AND EASTERLY CORNER OF THAT PARCEL OF LAND AS DESCRIBED IN BOOK 1417 AS RECEPTION NO. 02365063 AS RECORDED DECEMBER 21, 1993 IN THE RECORDS OF THE WCCR;

#5: THENCE NORTH 88°37'26" WEST (REC. NORTH 88°36'39" WEST) ALONG THE NORTH LINE OF SAID PARCEL OF LAND A DISTANCE OF 729.58 FEET (REC. 729.43 FEET) TO A POINT BEING MONUMENTED BY A FOUND #4 REBAR WITH YELLOW PLASTIC CAP STAMPED CLC LS 24966. SAID POINT BEING ON THE EASTERLY LINE OF GALLERY GREEN FOURTH ANNEXATION (GG4A) AS RECORDED FEBRUARY 24, 1987 IN BOOK 1147 AS RECEPTION NO. 02089393 OF THE RECORDS OF THE WCCR;

#6: THENCE NORTH 00°06'24" WEST (REC. NORTH 00°05'27" WEST) ALONG THE EASTERLY LINE OF SAID GG4A A DISTANCE OF 498.33 FEET (CALC. 497.99) FEET TO A POINT BEING MONUMENTED BY A FOUND #4 REBAR WITH YELLOW PLASTIC CAP STAMPED 16415. SAID POINT BEING THE NORTHEAST CORNER OF SAID GG4A, AND ALSO BEING THE SOUTHWEST CORNER OF TRACT 3 OF SID GGA AND BEING ON THE SOUTH LINE OF SAID GGA;

#7: THENCE NORTH 00°04'12" WEST (REC. NORTH 00°05'27" WEST) ON A LINE BEING THE WESTERLY LINE OF SAID TRACT 3 A DISTANCE OF 739.77 FEET (REC. 739.95 FEET) TO A POINT BEING MONUMENTED BY A FOUND #5 REBAR WITH ALUMINUM CAP STAMPED FLATIRONS LS 16406. SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY (ROW) LINE OF 29TH STREET AS DEDICATED IN THAT DOCUMENT AS RECORDED MARCH 8, 1977 IN BOOK 791 AS RECEPTION NO. 1713117 OF THE RECORDS OF THE WCR; THENCE ALONG THE SOUTHERLY ROW LINE OF SAID 29TH STREET BY THE FOLLOWING THREE (3) COURSES AND DISTANCES;

#8: NORTH 89°50'33" EAST (REC. NORTH 89°51'14" EAST A DISTANCE OF 158.07 FEET (REC. 157.99 FEET) TO A POINT BEING MONUMENTED BY A FOUND #4 REBAR WITH YELLOW PLASTIC CAP STAMPED RLS 4845. SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE (REC. AS A TANGENT CURVE);

#9: ALONG THE ARC OF A CURVE WHICH IS CONCAVE TO THE SOUTH A DISTANCE OF 229.98 FEET (REC. 230.38 FEET), WHOSE DELTA IS 13°43'34" (REC. 13°45'00"), WHOSE RADIUS IS 960.00 FEET (CALC. & REC.), AND WHOSE LONG CHORD BEARS SOUTH 83°17'33" EAST (REC. SOUTH 83°16'16" EAST) A DISTANCE OF 229.43 FEET (REC. 229.83 FEET) TO A POINT BEING MONUMENTED BY A FOUND #4 REBAR. SAID POINT BEING THE END OF SAID NON-TANGENT CURVE;

#10: SOUTH 76°24'04" EAST (REC. SOUTH 76°23'46" EAST) A DISTANCE OF 292.90 FEET (CALC. 292.72 FEET) TO A POINT BEING MONUMENTED BY AMT#1;

#11: THENCE SOUTH 00°02'30" EAST A DISTANCE OF 239.08 FEET (CALC 239.18 FEET) TO A POINT BEING MONUMENTED BY MT#1. SAID POINT BEING ON THE SOUTH LINE OF THE AFORESAID TRACT 3;

#12: THENCE SOUTH 89°53'01" EAST (REC. SOUTH 89°53'40" EAST) ALONG THE SOUTH LINE OF SAID TRACT 3 A DISTANCE OF 59.73 FEET TO THE TRUE POINT OF BEGINNING, COUNTY OF WELD, STATE OF COLORADO. SAID DESCRIBED PARCEL CONTAINS 870, 966 SQUARE FEET OR 19.995 ACRES, MOORE OR LESS (+ OR -)

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