

CITY OF GREELEY, COLORADO
ORDINANCE NO. 43, 2022
CASE NO. ZON2021-0016

AN ORDINANCE CHANGING THE OFFICIAL ZONING MAP OF THE CITY OF GREELEY, COLORADO, FROM HOLDING AGRICULTURE (H-A) TO RESIDENTIAL HIGH DENSITY (R-H) CHANGING THE UNDERLYING LAND USE DESIGNATIONS FOR APPROXIMATELY 31.19 ACRES OF PROPERTY LOCATED NORTH OF AND ADJACENT TO 13TH STREET AND THE FOX RUN NEIGHBORHOOD, APPROXIMATELY FIVE HUNDRED FEET (500') WEST OF 59TH AVENUE AND APPROXIMATELY FIVE HUNDRED AND EIGHTY FEET (580') SOUTH OF 10TH 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 Residential Estate (R-E) and Commercial Low Intensity (C-L) TO Residential High Density (R-H), in the City of Greeley, County of Weld, State of Colorado:

Legal Description

MULTIPLE PARCELS OF LAND FOR REZONING PURPOSES ALL SITUATE WITHIN THE NORTH HALF OF THE NORTHEAST QUARTER (N1/2NE1/4) OF SECTION NINE (9), 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, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 9 AND ASSUMING THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9 TO BEAR SOUTH 89°24'44" EAST A DISTANCE OF 2658.31 FEET WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO:

THENCE SOUTH 00° 03' 21" EAST ALONG THE WEST LINE OF THE NORTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER (N1/2N1/2NE1/4) OF SAID SECTION 9 A DISTANCE OF 659.27 FEET TO THE NORTH SIXTY-FOURTH CORNER OF SECTION 9 AND TO THE **POINT OF BEGINNING**.

THENCE SOUTH 89° 26' 43" EAST ALONG THE SOUTH LINE OF THE N1/2N1/2NE1/4 OF SAID SECTION 9 A DISTANCE OF 500.03 FEET TO THE EASTERLY LINE OF THE WEST 500.00 FEET OF THE N1/2N1/2NE1/4 SECTION 9.

THENCE SOUTH 89° 26' 43" EAST ALONG SAID SOUTH LINE OF THE N1/2N1/2NE1/4 OF SECTION 9 A DISTANCE OF 268.63 FEET TO THE NORTHEAST CORNER OF PARCEL NO. 2 AS DESCRIBED IN QUIET TITLE DECREE RECORDED MARCH 11, 2022 AS RECEPTION NO. 4809527 OF THE RECORDS OF WELD COUNTY.

THENCE SOUTH 00° 22' 29" EAST ALONG THE EASTERLY LINE OF SAID PARCEL NO. 2 AS DESCRIBED IN QUIET TITLE DECREE A DISTANCE OF 4.49 FEET TO THE NORTHWEST CORNER OF TRACT A, BEAR ROCK SUBDIVISION RECORDED SEPTEMBER 10, 2020 AS RECEPTION NO. 4628668 OF THE RECORDS OF WELD COUNTY.

THENCE SOUTH 89° 38' 14" EAST ALONG THE NORTHERLY LINE OF SAID TRACT A, BEAR ROCK SUBDIVISION A DISTANCE OF 1291.92 FEET TO THE NORTHEAST CORNER OF TRACT A, BEAR ROCK SUBDIVISION.

THENCE SOUTH 00° 22' 29" EAST ALONG THE EASTERLY LINE OF SAID TRACT A, BEAR ROCK SUBDIVISION A DISTANCE OF 501.80 FEET;

THENCE SOUTH 89° 24' 44" EAST A DISTANCE OF 20.41 FEET TO THE WESTERLY LINE OF TRACT 1, SHOPS AT SUNSET RIDGE SUBDIVISION RECORDED AUGUST 13, 2007 AS RECEPTION NO. 3496647 OF THE RECORDS OF WELD COUNTY.

THENCE SOUTH 00° 22' 58" EAST ALONG THE WESTERLY LINE OF SAID TRACT 1 A DISTANCE OF 156.14 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER (N1/2NE1/4) OF SAID SECTION 9.

THENCE NORTH 89° 28' 35" WEST ALONG SAID SOUTH LINE OF THE N1/2NE1/4 OF SECTION 9 A DISTANCE OF 2084.73 FEET TO THE CENTER-NORTH SIXTEENTH (C-N1/16) CORNER OF SAID SECTION 9.

THENCE NORTH 00° 03' 21" WEST ALONG THE WEST LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 9 A DISTANCE OF 659.20 FEET TO THE NORTH SIXTY-FOURTH CORNER OF SECTION 9 AND TO THE **POINT OF BEGINNING.**

SAID DESCRIBED PARCELS OF LAND CONTAIN 31.19 ACRES, MORE OR LESS.

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 JANUARY, 2023.

ATTEST:

THE CITY OF GREELEY

City Clerk

Mayor