

**CITY OF GREELEY, COLORADO
ORDINANCE NO. 35, 2022
CASE NO. ZON2022-0004**

AN ORDINANCE CHANGING THE OFFICIAL ZONING MAP OF THE CITY OF GREELEY, COLORADO, FROM RESIDENTIAL ESTATE (R-E) AND COMMERCIAL LOW INTENSITY (C-L) TO RESIDENTIAL HIGH DENSITY (R-H) CHANGING THE UNDERLYING LAND USE DESIGNATIONS FOR APPROXIMATELY 42.01 ACRES OF PROPERTY LOCATED AT THE SOUTHWEST CORNER OF US HIGHWAY 34 BYPASS AND 71ST 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 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:

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

City Clerk

Mayor

Legal Description

A PARCEL OF LAND LOCATED IN LOT B OF RECORDED EXEMPTION NO. 0705-08-3 RE-4144 RECORDED AT THE OFFICE WELD COUNTY CLERK AND RECORDERS LOCATED IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 7 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING: BEARING ARE BASED ON THE NORTHWEST QUARTER OF SECTION 20, WHICH IS ASSUMED TO BEAR S89°25'07"W.

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 20;

THENCE N 01°40'07" W A DISTANCE OF 1169.00 FEET;
THENCE N 87°38'49" E A DISTANCE OF 449.10 FEET;
THENCE N 75°36'08" E A DISTANCE OF 150.88 FEET; TO THE POINT OF BEGINNING;
THENCE S 57°21'43" E A DISTANCE OF 14.16 FEET;
THENCE N 67°54'28" E A DISTANCE OF 193.42 FEET;
THENCE N 83°15'27" E A DISTANCE OF 230.14 FEET;
THENCE N 59°33'43" E A DISTANCE OF 575.32 FEET;
THENCE N 85°40'54" E A DISTANCE OF 508.51 FEET;
THENCE S 62°51'24" E A DISTANCE OF 422.11 FEET;
THENCE S 78°08'29" E A DISTANCE OF 238.34 FEET;
THENCE N 01°20'41" W A DISTANCE OF 188.24 FEET;
THENCE N 70°19'35" E A DISTANCE OF 37.78 FEET;
THENCE N 17°48'26" W A DISTANCE OF 27.97 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS N 73°28'28" E, HAVING A RADIUS OF 379.43 FEET, A CENTRAL ANGLE OF 11°47'10" AND AN ARC LENGTH OF 78.05 FEET;
THENCE N 05°18'25" W A DISTANCE OF 184.32 FEET;
THENCE N 05°31'38" W A DISTANCE OF 10.04 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS N 85°45'19" E, HAVING A RADIUS OF 1485.17 FEET, A CENTRAL ANGLE OF 03°06'52" AND AN ARC LENGTH OF 80.73 FEET;
THENCE N 01°20'41" W A DISTANCE OF 500.34 FEET;
THENCE N 88°20'41" W A DISTANCE OF 1009.76 FEET;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS N 01°41'14" E, HAVING A RADIUS OF 1139.08 FEET, A CENTRAL ANGLE OF 10°41'38" AND AN ARC LENGTH OF 212.60 FEET;
THENCE N 74°22'05" W A DISTANCE OF 197.93 FEET;
THENCE S 55°07'52" W A DISTANCE OF 47.26 FEET;
THENCE N 74°20'37" W A DISTANCE OF 2.83 FEET;
THENCE S 55°02'53" W A DISTANCE OF 225.60 FEET;
THENCE S 33°36'47" W A DISTANCE OF 273.17 FEET;
THENCE S 28°36'27" W A DISTANCE OF 221.62 FEET;
THENCE S 08°04'07" W A DISTANCE OF 797.63 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 44.03 ACRES MORE OR LESS AND IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, AND RESTRICTIONS NOW IN USE OR OF RECORD.