

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 N01°40'07"W A DISTANCE OF 1169.00 FEET;
THENCE N87°38'49"E A DISTANCE OF 449.10 FEET;
THENCE N75°36'08"E A DISTANCE OF 150.88 FEET; TO THE ***POINT OF BEGINNING***

THENCE S57°21'43"E A DISTANCE OF 14.16 FEET;
THENCE N67°54'28"E A DISTANCE OF 193.42
FEET; THENCE N83°15'27"E A DISTANCE OF
230.14 FEET; THENCE N59°33'43"E A DISTANCE
OF 575.32 FEET; THENCE N85°40'54"E A
DISTANCE OF 508.51 FEET; THENCE S62°51'24"E
A DISTANCE OF 422.11 FEET; THENCE
S78°08'29"E A DISTANCE OF 238.34 FEET;
THENCE N01°20'41"W A DISTANCE OF 188.24
FEET;

THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 462.50 FEET,
A CENTRAL ANGLE OF 14°16'34", AN ARC LENGTH OF 115.24 FEET, AND A CHORD THAT
BEARS N12°28'57"W A DISTANCE OF 114.94 FEET;

THENCE N05°20'41"W A DISTANCE OF 194.58 FEET;

THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 707.50 FEET,
A CENTRAL ANGLE OF 03°59'59", AN ARC LENGTH OF 49.39 FEET, AND A CHORD THAT
BEARS N03°20'41"W A DISTANCE OF 49.38 FEET;

THENCE N01°20'42"W A DISTANCE OF 73.68
FEET; THENCE N01°20'50"W A DISTANCE OF
100.00 FEET; THENCE N01°20'38" W A DISTANCE
OF 282.50 FEET;

THENCE ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, A
CENTRAL ANGLE OF 85°15'54", AN ARC LENGTH OF 44.64 FEET, AND A CHORD THAT
BEARS N43°40'07"W A DISTANCE OF 40.64 FEET;

THENCE N85°50'31"W A DISTANCE OF 522.92
FEET; THENCE S89°29'23"W A DISTANCE OF
390.80 FEET;

THENCE ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1146.00 FEET, A CENTRAL ANGLE OF 16°59'28", AN ARC LENGTH OF 339.85 FEET, AND A CHORD THAT BEARS N80°13'37"W A DISTANCE OF 338.60 FEET;

THENCE N74°20'37"W A DISTANCE OF 147.90 FEET; THENCE S55°02'53"W A DISTANCE OF 225.60 FEET; THENCE S33°36'47"W A DISTANCE OF 273.17 FEET; THENCE S89°36'27"W A DISTANCE OF 221.62 FEET;

THENCE S08°04'07"W A DISTANCE OF 797.63 FEET; TO THE *POINT OF BEGINNING*

SAID PARCEL CONTAINS 42.01 ACRES MORE OR LESS AND IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS, AND RESTRICTIONS NOW IN USE OR OF RECORD.