

**CITY OF GREELEY, COLORADO
ORDINANCE NO. 37, 2022
CASE NO. ZON2021-0005**

**AN ORDINANCE TO REMOVE THE BOOMERANG RANCH PHASE 2 DEVELOPMENT
CONCEPT MASTER PLAN (DCMP)**

WHEREAS, the Boomerang Ranch Phase 2 rezoning was approved in 2007; and

WHEREAS, this rezoning included a Development Concept Master Plan ("DCMP"), a voluntary tool available to developers and landowners that allows certain restrictions or standards to be required of the zoned area; and,

WHEREAS, the DCMP defined commercial layout, access, uses, and general architectural guidelines; and,

WHEREAS, DCMP standards were removed from the 2021 Development Code Update; and,

WHEREAS, Planning Commission considered the request, conducted a public hearing, and voted to recommend approval for removing the DCMP from the Boomerang Ranch Phase 2 development.

BE IT ORDAINED BY THE CITY COUNCIL OF GREELEY, COLORADO:

Section 1. The Boomerang Ranch Phase 2 Development Concept Master Plan (DCMP), is hereby removed relative to the property described as following, located in the City of Greeley, County of Weld, State of Colorado:

Legal Description

TRACT B, BOOMERANG RANCH SECOND FILING RECORDED AT RECEPTION NO. 4117068 IN THE OFFICES OF WELD COUNTY AND THE ONE-HALF OF THE ADJACENT AND CONTIGUOUS RIGHTS-OF-WAY OF WEST 10TH STREET, 80TH AVENUE AND 12TH STREET LOCATED IN THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHWEST QUARTER CORNER OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M. FROM WHENCE THE NORTH QUARTER CORNER OF SAID SECTION 8 BEARS NORTH 89°11'32" EAST A DISTANCE OF 2651.57 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE NORTH 89°11'32" EAST ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8 A DISTANCE OF 265.01 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING NORTH 89°11'32" EAST ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8 A DISTANCE OF 1007.23 FEET TO THE EXTENDED CENTERLINE OF 80TH AVENUE;

THENCE ON THE CENTERLINES OF 80TH AVENUE AND 12TH STREET AS DEPICTED ON SAID PLAT OF BOOMERANG RANCH SECOND FILING THE FOLLOWING FIVE (5) COURSES:

1. SOUTH $01^{\circ}02'39''$ EAST A DISTANCE OF 898.89 FEET TO A POINT OF CURVATURE;
2. ON THE ARC OF A TANGENT CURVE TO THE RIGHT 591.33 FEET, SAID CURVE HAVING A RADIUS OF 450.00 FEET, A DELTA OF $75^{\circ}17'24''$ AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH $36^{\circ}36'03''$ WEST A DISTANCE OF 549.69 FEET TO A POINT OF TANGENCY;
3. SOUTH $74^{\circ}14'45''$ WEST A DISTANCE OF 388.64 FEET TO A POINT OF CURVATURE;
4. ON THE ARC OF A TANGENT CURVE TO THE RIGHT 205.38 FEET, SAID CURVE HAVING A RADIUS OF 800.00 FEET, A DELTA OF $14^{\circ}42'32''$ AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH $81^{\circ}36'01''$ WEST A DISTANCE OF 204.81 FEET TO A POINT OF TANGENCY;
5. SOUTH $88^{\circ}57'17''$ WEST A DISTANCE OF 92.43 FEET TO THE EXTENDED WEST LINE OF TRACT B OF SAID BOOMERANG RANCH SECOND FILING;

THENCE NORTH $01^{\circ}02'43''$ WEST ON THE EXTENDED WESTERLY LINE OF SAID PARCEL B A DISTANCE OF 1463.21 FEET TO THE **POINT OF BEGINNING**;

SAID PARCEL CONTAINS 1,361,603 SQUARE FEET OR 31.26 ACRES MORE OR LESS.

Section 2. 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