

CITY OF GREELEY, COLORADO
ORDINANCE NO. 25, 2021
CASE NO. ZON2021-0013

AN ORDINANCE CHANGING THE OFFICIAL ZONING MAP OF THE CITY OF GREELEY, COLORADO, ESTABLISHING PUD (PLANNED UNIT DEVELOPMENT) ZONING FOR PROPERTY LOCATED IN WELD COUNTY, COLORADO, LOCATED AT 12351 COUNTY ROAD 62 AND 12644 COUNTY ROAD 62 ¼, INCLUDING AN UNADDRESSED PARCEL (NO. 080736400039) LOCATED EAST AND WEST OF 95TH AVENUE AND NORTH OF COUNTY ROAD 62, RECENTLY ANNEXED AND KNOWN AS THE CACHE ANNEXATION

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

Section 1. The following described property located in the City of Greeley known as The Cache Annexation is hereby placed into the PUD (Planned Unit Development) zoning district in the City of Greeley, County of Weld, State of Colorado, and is described as follows:

See attached legal description marked as Exhibit A. Said described parcels of land contain 450.477 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 ON THIS 17TH DAY OF AUGUST, 2021.



ATTEST

City Clerk

THE CITY OF GREELEY

Mayor

EXHIBIT A
CACHE ANNEXATION LEGAL DESCRIPTION – PARCEL 1

A PARCEL OF LAND BEING A PORTION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 36;

THENCE ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, NORTH 00°02'18" WEST, A DISTANCE OF 620.00 FEET;

THENCE DEPARTING SAID EAST LINE, SOUTH 89°57'42" WEST, A DISTANCE OF 30.00 FEET TO THE NORTHEASTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN ORDINANCE NO. 111, 1985 RECORDED AT RECEPTION NO. 2038898 IN THE OFFICIAL RECORDS OF THE WELD COUNTY CLERK AND RECORDER'S OFFICE, SAID COUNTY AND STATE AND THE POINT OF BEGINNING;

THENCE ALONG THE NORTHERLY LINE OF SAID ORDINANCE NO. 111, SOUTH 89°57'26" WEST, A DISTANCE OF 55.42 FEET;

THENCE DEPARTING SAID NORTHERLY LINE ALONG THE WESTERLY EXTENSION AND WESTERLY LINE OF A 30' PIPELINE EASEMENT RECORDED AT RECEPTION NO. 4379092 IN SAID OFFICIAL RECORDS, NORTH 00°00'00" EAST, A DISTANCE OF 1,230.95 FEET TO THE SOUTHERLY LINE OF A SURFACE USE AGREEMENT AND GRANT OF EASEMENT AS RECORDED AT RECEPTION NO. 4243207 IN SAID OFFICIAL RECORDS;

THENCE ALONG SAID SOUTHERLY LINE, SOUTH 89°57'43" WEST, A DISTANCE OF 668.92 FEET TO THE WESTERLY LINE OF SAID SURFACE USE AGREEMENT AND GRANT OF EASEMENT;

THENCE ALONG SAID WESTERLY LINE AND THE WESTERLY EXTENSION OF SAID WESTERLY LINE, NORTH 00°02'16" WEST, A DISTANCE OF 786.32 FEET TO THE NORTHERLY LINE OF SAID SOUTHEAST QUARTER;

THENCE ALONG SAID NORTHERLY LINE, NORTH 89°31'50" EAST, A DISTANCE OF 723.53 FEET TO THE WESTERLY LINE OF A PARCEL OF LAND DESCRIBED IN ORDINANCE NO. 62, 2009 RECORDED AT RECEPTION NO. 3664883 IN SAID OFFICIAL RECORDS;

THENCE ALONG SAID WESTERLY LINE, SOUTH 00°02'18" EAST, A DISTANCE OF 1,722.71 FEET TO THE WESTERLY LINE OF A PARCEL OF LAND DESCRIBED IN ORDINANCE NO. 61, 2009 RECORDED AT RECEPTION NO. 3664882 IN SAID OFFICIAL RECORDS;

THENCE ALONG SAID WESTERLY LINE, SOUTH 00°02'18" EAST, A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 14.660 ACRES, (638,603 SQUARE FEET), MORE OR LESS.

CACHE ANNEXATION LEGAL DESCRIPTION – PARCEL 2

A PARCEL OF LAND BEING A PORTION OF SECTION 31, TOWNSHIP 6 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 31;

THENCE ALONG THE SOUTH LINE OF SAID SECTION 31, NORTH 86°35'07" EAST, A DISTANCE OF 30.05 FEET TO THE EASTERLY LINE OF A PARCEL OF LAND DESCRIBED IN ORDINANCE NO. 37, 1998 RECORDED AT RECEPTION NO. 2632180 IN THE OFFICIAL RECORDS OF THE WELD COUNTY CLERK AND RECORDER'S OFFICE, SAID COUNTY AND STATE AND THE POINT OF BEGINNING;

THENCE DEPARTING SAID SOUTH LINE ALONG SAID EASTERLY LINE, NORTH 00°02'18" WEST, A DISTANCE OF 618.23 FEET TO THE EASTERLY LINE OF A PARCEL OF LAND DESCRIBED IN ORDINANCE NO. 61, 2009 RECORDED AT RECEPTION NO. 3664882 IN SAID OFFICIAL RECORDS;

THENCE ALONG SAID EASTERLY LINE, NORTH 00°02'18" WEST, A DISTANCE OF 743.30 FEET TO THE SOUTHERLY LINE OF A PARCEL OF LAND DESCRIBED IN ORDINANCE NO. 62, 2009 RECORDED AT RECEPTION NO. 3664883 IN SAID OFFICIAL RECORDS;

THENCE ALONG THE SOUTHERLY AND EASTERLY LINE OF SAID ORDINANCE NO. 62 THE FOLLOWING THREE (3) COURSES:

1. NORTH 86°20'20" EAST, A DISTANCE OF 10.02 FEET;
2. NORTH 00°02'18" WEST, A DISTANCE OF 1,281.43 FEET;
3. NORTH 00°01'16" WEST, A DISTANCE OF 343.96 FEET TO THE NORTHERLY LINE OF A PARCEL OF LAND DESCRIBED IN A QUIT-CLAIM DEED RECORDED AT RECEPTION NO. 4520928 IN SAID OFFICIAL RECORDS, SAID PARCEL BEING DESCRIBED AS PARCEL 1;

THENCE ALONG THE NORTHERLY LINE OF SAID PARCEL 1 THE FOLLOWING NINE (9) COURSES:

1. NORTH 70°18'38" EAST, A DISTANCE OF 201.73 FEET;
2. NORTH 45°48'38" EAST, A DISTANCE OF 299.16 FEET;
3. NORTH 32°28'38" EAST, A DISTANCE OF 186.21 FEET;
4. NORTH 05°56'38" EAST, A DISTANCE OF 127.20 FEET;

5. NORTH 29°30'22" WEST, A DISTANCE OF 274.74 FEET;
6. NORTH 07°48'38" EAST, A DISTANCE OF 430.43 FEET;
7. NORTH 69°16'38" EAST, A DISTANCE OF 470.11 FEET;
8. NORTH 79°26'38" EAST, A DISTANCE OF 413.13 FEET;
9. SOUTH 58°27'22" EAST, A DISTANCE OF 283.30 FEET TO THE WESTERLY LINE OF A PARCEL OF LAND DESCRIBED IN SAID QUIT-CLAIM DEED, SAID PARCEL BEING DESCRIBED AS PARCEL 2;

THENCE ALONG THE WESTERLY, NORTHERLY AND EASTERLY LINE OF SAID PARCEL 2 THE FOLLOWING EIGHT (8) COURSES:

1. NORTH 00°19'58" EAST, A DISTANCE OF 165.15 FEET;
2. SOUTH 82°35'28" EAST, A DISTANCE OF 104.13 FEET;
3. SOUTH 61°48'33" EAST, A DISTANCE OF 101.22 FEET;
4. SOUTH 40°28'35" EAST, A DISTANCE OF 79.87 FEET;
5. SOUTH 76°12'32" EAST, A DISTANCE OF 85.48 FEET;
6. SOUTH 16°50'06" EAST, A DISTANCE OF 128.70 FEET;
7. SOUTH 36°53'24" EAST, A DISTANCE OF 88.05 FEET;
8. SOUTH 03°24'45" WEST, A DISTANCE OF 50.90 FEET TO THE NORTHERLY LINE OF SAID PARCEL 1;

THENCE ALONG THE NORTHERLY AND EASTERLY LINE OF SAID PARCEL 1 THE FOLLOWING THIRTY-TWO (32) COURSES:

1. SOUTH 03°24'45" WEST, A DISTANCE OF 27.38 FEET;
2. SOUTH 39°46'00" EAST, A DISTANCE OF 104.17 FEET;
3. SOUTH 61°49'26" EAST, A DISTANCE OF 124.07 FEET;
4. SOUTH 72°00'51" EAST, A DISTANCE OF 75.31 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 150.00 FEET;
5. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 57°54'57", AN ARC LENGTH OF 151.62 FEET;

6. NORTH 50°04'19" EAST, A DISTANCE OF 180.61 FEET;
7. NORTH 27°42'52" EAST, A DISTANCE OF 49.03 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 112.19 FEET;
8. NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26°03'00", AN ARC LENGTH OF 51.01 FEET;
9. NORTH 86°27'39" EAST, A DISTANCE OF 155.03 FEET;
10. SOUTH 81°22'32" EAST, A DISTANCE OF 92.54 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 260.00 FEET;
11. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°08'06", AN ARC LENGTH OF 132.21 FEET TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 95.00 FEET;
12. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 111°59'32", AN ARC LENGTH OF 185.69 FEET;
13. SOUTH 60°51'04" EAST, A DISTANCE OF 30.12 FEET;
14. SOUTH 60°51'04" EAST, A DISTANCE OF 60.22 FEET;
15. SOUTH 68°16'19" EAST, A DISTANCE OF 118.31 FEET;
16. SOUTH 74°43'21" EAST, A DISTANCE OF 92.91 FEET;
17. NORTH 88°41'38" EAST, A DISTANCE OF 168.06 FEET;
18. NORTH 70°17'04" EAST, A DISTANCE OF 71.37 FEET;
19. NORTH 48°36'01" EAST, A DISTANCE OF 126.79 FEET;
20. NORTH 51°24'39" EAST, A DISTANCE OF 71.18 FEET;
21. NORTH 74°53'00" EAST, A DISTANCE OF 38.23 FEET;
22. SOUTH 89°05'48" EAST, A DISTANCE OF 48.33 FEET;
23. SOUTH 67°59'05" EAST, A DISTANCE OF 177.11 FEET;
24. SOUTH 09°34'57" EAST, A DISTANCE OF 83.39 FEET;
25. SOUTH 39°05'54" EAST, A DISTANCE OF 116.76 FEET;
26. SOUTH 66°12'14" EAST, A DISTANCE OF 67.55 FEET;

27. SOUTH 71°24'46" EAST, A DISTANCE OF 136.08 FEET;
28. SOUTH 77°45'48" EAST, A DISTANCE OF 82.56 FEET;
29. SOUTH 83°44'18" EAST, A DISTANCE OF 57.83 FEET;
30. NORTH 88°46'31" EAST, A DISTANCE OF 41.84 FEET;
31. SOUTH 76°31'34" EAST, A DISTANCE OF 21.07 FEET;
32. SOUTH 00°28'36" WEST, A DISTANCE OF 68.60 FEET TO THE WESTERLY LINE OF A PARCEL OF LAND DESCRIBED IN ORDINANCE NO. 54, 2001 RECORDED AT RECEPTION NO. 2881612 IN SAID OFFICIAL RECORDS;

THENCE ALONG THE WESTERLY AND SOUTHERLY LINE OF SAID ORDINANCE 54, 2001 THE FOLLOWING FOUR (4) COURSES:

1. SOUTH 00°28'36" WEST, A DISTANCE OF 772.99 FEET;
2. SOUTH 00°28'20" WEST, A DISTANCE OF 1325.91 FEET;
3. SOUTH 00°28'24" WEST, A DISTANCE OF 30.07 FEET;
4. NORTH 86°32'42" EAST, A DISTANCE OF 177.28 FEET TO THE SOUTHWESTERLY CORNER OF A PARCEL OF LAND DESCRIBED IN ORDINANCE NO. 53, 2001 RECORDED AT RECEPTION NO. 2881611 IN SAID OFFICIAL RECORDS;

THENCE ALONG THE SOUTHERLY LINE OF SAID ORDINANCE 53, NORTH 86°32'41" EAST, A DISTANCE OF 1,215.16 FEET TO THE WESTERLY LINE OF A PARCEL OF LAND DESCRIBED IN ORDINANCE NO. 7, 1996 RECORDED AT RECEPTION NO. 2491897 IN SAID OFFICIAL RECORDS;

THENCE ALONG SAID WESTERLY LINE, SOUTH 00°39'36" EAST, A DISTANCE OF 1,295.20 FEET TO THE SOUTH LINE OF SAID SECTION 31;

THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING TWO (2) COURSES:

1. SOUTH 86°36'36" WEST, A DISTANCE OF 2866.81 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 31;
2. SOUTH 86°35'07" WEST, A DISTANCE OF 2,961.74 FEET TO THE POINT OF BEGINNING;

CONTAINING AN AREA OF 435.817 ACRES, (18,984,170 SQUARE FEET), MORE OR LESS.