CITY OF GREELEY, COLORADO
ORDINANCE NO. 26, 2021
CASE NO. ZON2021-0010

AN ORDINANCE CHANGING THE OFFICIAL ZONING MAP OF THE CITY OF GREELEY, COLORADO, FROM PUD (PLANNED UNIT DEVELOPMENT – LAKE BLUFF) TO PUD (PLANNED UNIT DEVELOPMENT – THE CACHE) AND FROM R-L (RESIDENTIAL LOW DENSITY) TO PUD (PLANNED UNIT DEVELOPMENT) ZONING, CHANGING THE UNDERLYING LAND USE DESIGNATIONS FOR APPROXIMATELY 332.199 ACRES OF PROPERTY LOCATED NORTH OF U.S. HIGHWAY 34 BUSINESS, EAST OF 95TH AVENUE AND WEST OF 83RD 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 PUD (Planned Unit Development) to PUD (Planned Unit Development) and from R-L (Residential Low Density) to PUD (Planned Unit Development) in the City of Greeley, County of Weld, State of Colorado:

See attached legal description marked as Exhibit A.

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, COLORADO

Mayor

EXHIBIT A
LEGAL DESCRIPTION

A PORTION OF PARCEL 3 DESCRIBED IN QUIT-CLAIM DEED RECORDED AT RECEPTION NO. 4520928 AND A PORTION OF PARCEL 6 AS DESCRIBED IN QUIT-CLAIM DEED RECORDED AT RECEPTION NO. 4520929, BOTH IN THE OFFICIAL RECORDS OF THE WELD COUNTY, COLORADO CLERK AND RECORDER'S OFFICE, SITUATED IN THE WEST HALF OF SECTION 6, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 6;

THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 6 NORTH 86°35'07" EAST, A DISTANCE OF 2,991.79 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER;

THENCE ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, SOUTH 02°51'52" WEST, A DISTANCE OF 2,802.02 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 6;

THENCE ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6, SOUTH 02°52'36" WEST, A DISTANCE OF 2,736.61 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 6;

THENCE ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, NORTH 89°22'59" WEST, A DISTANCE OF 917.21 FEET TO THE SOUTHERLY EXTENSION OF THE EASTERLY BOUNDARY OF A PARCEL OF LAND AS DESCRIBED IN WARRANTY DEED RECORDED AT RECEPTION NO. 3190630, IN SAID OFFICIAL RECORDS;

THENCE ALONG SAID SOUTHERLY EXTENSION AND THE EASTERLY BOUNDARY OF SAID WARRANTY DEED, NORTH 00°59'07" WEST, A DISTANCE OF 1,049.99 FEET TO THE NORTHERLY BOUNDARY OF SAID WARRANTY DEED;

THENCE ALONG SAID NORTHERLY BOUNDARY, NORTH 89°22'55" WEST, A DISTANCE OF 700.00 FEET TO THE WESTERLY BOUNDARY OF SAID WARRANTY DEED;

THENCE ALONG THE WESTERLY BOUNDARY AND THE SOUTHERLY EXTENSION THEREOF, SOUTH 00°59'07" EAST, A DISTANCE OF 1,050.00 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER;

THENCE ALONG SAID SOUTH LINE, NORTH 89°22'59" WEST, A DISTANCE OF 1,000.66 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 6;

THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6, NORTH 00°59'07" WEST, A DISTANCE OF 2,663.04 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 6;

THENCE ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 6, NORTH 00°58'51" WEST, A DISTANCE OF 2,663.05 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 332.199 ACRES, (14,470,607 SQUARE FEET), MORE OR LESS.