

CITY OF GREELEY, COLORADO
ORDINANCE NO. 46, 2021
CASE NO. ZON2021-0008

AN ORDINANCE CHANGING THE OFFICIAL ZONING MAP OF THE CITY OF GREELEY, COLORADO, FROM C-L (COMMERCIAL LOW INTENSITY) TO C-H (COMMERCIAL HIGH INTENSITY) WITH A DCMP (DEVELOPMENT CONCEPT MASTER PLAN), FOR APPROXIMATELY 1.169 ACRES OF PROPERTY INCLUDING ADJACENT RIGHT-OF-WAY TO CENTERLINE LOCATED AT 2000 16TH STREET, KNOWN AS THE 2000 16TH STREET REZONE

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 C-L (Commercial Low Intensity) to C-H (Commercial High Intensity) with a DCMP (Development Concept Master Plan) for approximately 1.169 acres of property in the City of Greeley, County of Weld, State of Colorado:

See attached legal description in Appendix 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, THIS 7TH DAY OF DECEMBER, 2021.



ATTEST:

A handwritten signature in cursive script, appearing to read "Cristina Bleyer", written over a horizontal line.

City Clerk

THE CITY OF GREELEY

A handwritten signature in cursive script, appearing to read "John Mayo", written over a horizontal line.

Mayor

APPENDIX A

**ORDINANCE CHANGING THE OFFICIAL ZONING MAP OF THE CITY OF GREELEY,
COLORADO, FROM C-L (COMMERCIAL LOW INTENSITY) TO C-H (COMMERCIAL HIGH
INTENSITY) WITH A DCMP (DEVELOPMENT CONCEPT MASTER PLAN), FOR APPROXIMATELY
1.169 ACRES OF PROPERTY INCLUDING ADJACENT RIGHT-OF-WAY TO CENTERLINE
LOCATED AT 2000 16TH STREET, KNOWN AS THE 2000 16TH STREET REZONE
Legal Description**

A PARCEL OF LAND BEING A PORTION OF LOT 4, MONT VIEW PARK, IN THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO, PER THE PLAT RECORDED NOVEMBER 21, 1908 AT RECEPTION NO. 134088 IN THE OFFICE OF THE CLERK AND RECORDER FOR SAID COUNTY, LOT 13, BLOCK 1 AND A PORTION OF LOT 1, BLOCK 1, MONT VIEW HEIGHTS, IN SAID CITY, COUNTY AND STATE, PER THE PLAT RECORDED MAY 6, 1952 AT RECEPTION NO. 1136224 IN SAID OFFICE OF THE CLERK AND RECORDER AND THE SOUTHERLY HALF OF 16TH STREET, A 100-FOOT-WIDE PUBLIC RIGHT-OF-WAY PER RECEPTION NO. 134088 IN SAID OFFICE OF THE CLERK AND RECORDER, LYING WITHIN THE SOUTHWEST ONE-QUARTER OF SECTION 7, TOWNSHIP 5 NORTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN SAID CITY, COUNTY AND STATE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 3, SAID MONT VIEW PARK, FROM WHICH THE NORTH LINE OF SAID LOT 3 BEARS, SOUTH 89°50'00" WEST, WITH ALL BEARINGS CONTAINED HEREIN BEING REFERENCED TO SAID NORTH LINE;
THENCE ALONG SAID NORTH LINE, SOUTH 89°50'00" WEST, A DISTANCE OF 469.82 FEET TO THE NORTHWEST CORNER OF SAID LOT 3 AND THE POINT OF BEGINNING;
THENCE ALONG THE WEST LINE OF SAID LOT 3, SOUTH 00°19'13" EAST, A DISTANCE OF 218.97 FEET TO THE NORTH LINE OF THE REMAINING PORTION OF LOT 1, BLOCK 1 AND LOT 3, BLOCK 1, SAID MONT VIEW HEIGHTS;
THENCE ALONG SAID NORTH LINE, SOUTH 89°46'49" WEST, A DISTANCE OF 189.47 FEET TO THE NORTHWEST CORNER OF SAID LOT 3, BLOCK 1;
THENCE ALONG THE EAST LINE OF LOT 4 AND LOT 12, BLOCK 1, SAID MONT VIEW HEIGHTS, NORTH 00°13'11" WEST, A DISTANCE OF 269.15 FEET TO THE CENTERLINE OF 16TH STREET, A 100-FOOT-WIDE PUBLIC RIGHT-OF-WAY PER RECEPTION NO. 134088;
THENCE ALONG SAID CENTERLINE, NORTH 89°50'00" EAST, A DISTANCE OF 188.99 FEET;
THENCE DEPARTING SAID CENTERLINE, SOUTH 00°19'13" EAST, A DISTANCE OF 50.00 FEET TO THE NORTH LINE OF SAID LOT 3 AND THE POINT OF BEGINNING.

CONTAINS 50,914 SQUARE FEET OR 1.169 ACRES, MORE OR LESS.