

CITY OF GREELEY, COLORADO
ORDINANCE NO. _____, 2021
CASE NO. ZON2021-0001

AN ORDINANCE CHANGING THE OFFICIAL ZONING MAP OF THE CITY OF GREELEY, COLORADO, FROM I-H (INDUSTRIAL HIGH INTENSITY), I-M (INDUSTRIAL MEDIUM INTENSITY) AND C-D (CONSERVATION DISTRICT) TO I-M (INDUSTRIAL MEDIUM INTENSITY FOR APPROXIMATELY 25.759 ACRES OF PROPERTY LOCATED AT 300 E. 8TH STREET KNOWN AS THE CITY OF GREELEY WASTEWATER TREATMENT FACILITY 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 I-H (Industrial High Intensity), I-M (Industrial Medium Intensity) and C-D (Conservation District) to I-M (Industrial Medium Intensity for approximately 25.759 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 _____ DAY OF _____, 2021.

ATTEST:

CITY OF GREELEY

City Clerk

Mayor

Appendix A
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Legal Description

A parcel of land, being part of Lots 1, 2, 3 and 4 of the Southwest Quarter of the Southwest Quarter (SW1/4 SW1/4) of Section Four (4), part of Lot 3 of the Northwest Quarter of the Southwest Quarter (NW1/4 SW1/4) of said Section 4, part of Lot 1 of the Southeast Quarter (SE1/4) of Section Five (5) and part of Lot 4 of the Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) of Section Nine (9), all in Township Five North (T.5N.), Range Sixty-five West (R.65W.) and in accordance with the subdivision of lands by the Union Colony of Colorado as shown on the map recorded April 17, 1891 in Book 2 at Page 41, as Reception No. 39743 of the records of the Weld County Clerk and Recorder, part of Blocks 126, 133 and 134, 1st Avenue, 10th Street and 11th Street, all of the City of Greeley, and all of Lot 1, Minor Subdivision No. 0961-4-3-MS-8, recorded October 19, 1972 as Reception No. 1599948 of the records of the Weld County Clerk and Recorder, said parcel of land located in the West Half of the Southwest Quarter (W1/2 SW1/4) of said Section 4, the Southeast Quarter of the Southeast Quarter (SE1/4 SE1/4) of said Section 5, the Northeast Quarter of the Northeast Quarter (NE1/4 NE1/4) of Section Eight (8) and the Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) of said Section 9, all in Township Five North (T.5N.), Range Sixty-five West (R.65W.) of the Sixth Principal Meridian (6th P.M.), City of Greeley, County of Weld, State of Colorado, and being more particularly described as follows:

COMMENCING at the Southwest corner of said Section 4 and assuming the West line of the Southwest Quarter (SW1/4) of said Section 4, being monumentalized by a #6 rebar with a 2 ½" diameter aluminum cap stamped "LS28285, 2013" in a monument box at the South end and by a #6 rebar with a 2 ½" diameter aluminum cap stamped "LS28285, 2013" at the North end, as bearing North 00°22'27" West being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2693.79 feet, with all other bearings contained herein relative thereto;

THENCE South 89°16'01" East along the South line of the Southwest Quarter of the Southwest Quarter (SW1/4 SW1/4) of said Section 4, being monumentalized by a #5 rebar with a 2" diameter aluminum cap stamped "LS25372, 1991" in a monument box at the East end, a distance of 30.01 feet to the West line of Lot 1, Ash Minor Subdivision, recorded July 30, 2012 as Reception No. 3862189 of the records of the Weld County Clerk and Recorder, said point being the POINT OF BEGINNING;

THENCE South 00°23'43" East along the West line of said Lot 1 a distance of 199.89 feet to the Easterly extension of the South line of the North Half (N1/2) of said Block 134;
THENCE South 89°58'24" West along said Easterly extension and along the South line of the North Half (N1/2) of said Block 134 a distance of 229.83 feet to an Easterly Right-of-way line of US Highway 85;

The following Seven (7) courses and distances are along Easterly Right-of-way lines of said US Highway 85:

THENCE North 13°48'48" East a distance of 324.32 feet;
THENCE North 08°10'05" East a distance of 35.00 feet;
THENCE North 02°28'52" East a distance of 451.37 feet;
THENCE North 00°15'44" West a distance of 128.70 feet;
THENCE South 86°03'29" East a distance of 24.65 feet;
THENCE North 00°15'44" West a distance of 212.20 feet;

THENCE North 17°11'31" East a distance of 499.47 feet to a Southerly Right-of-way line of State Highway 263, also known as East 8th Street, established by that Special Warranty Deed recorded May 9, 1956 in Book 1450 at Page 128, as Reception No. 1230147, of the records of the Weld County Clerk and Recorder;

The following Two (2) courses and distances are along Southerly Right-of-way lines of said State Highway 263, also known as East 8th Street:

THENCE North 86°30'06" East a distance of 171.61 feet to a Point of Curvature (PC);
THENCE along the arc of a curve, which is concave to the North, a distance of 379.53 feet to the Northeast corner of Lot 1, said Minor Subdivision No. 0961-4-3-MS-8, said curve having a radius of 7680.00 feet, a central angle of 02°49'53" and a long chord bearing North 85°05'09" East a distance of 379.49 feet;

THENCE South 05°23'00" East along the East line of Lot 1, said Minor Subdivision No. 0961-4-3-MS-8, a distance of 208.42 feet to the Southeast corner of Lot 1, said Minor Subdivision No. 0961-4-3-MS-8, also being the Southwest corner of Lot 2, said Minor Subdivision No. 0961-4-3-MS-8, said point being the beginning point of a curve, said curve being non-tangent to aforesaid line.

THENCE along the Southerly line of Lot 2, said Minor Subdivision No. 0961-4-3-MS-8, also being along the arc of said curve, a distance of 126.62 feet to the Northwest corner of Lot 3, said Ash Minor Subdivision, said curve having a radius of 8461.08 feet, a central angle of 00°51'27" and a long chord bearing North 83°14'02" East a distance of 126.62 feet;

THENCE South 01°23'46" West, non-tangent to aforesaid curve and along the West lines of Lot 3, Lot 2 and Outlot A, said Ash Minor Subdivision a distance of 1063.68 feet;

The following Four (4) courses and distances are along Northerly lines of said Outlot A:

THENCE South 69°06'55" West a distance of 93.34 feet;

THENCE North 41°25'56" West a distance of 211.65 feet;

THENCE South 45°30'34" West a distance of 58.30 feet;

THENCE South 00°25'06" East a distance of 269.13 feet;

THENCE North 89°16'12" West continuing along a Northerly line of said Outlot A and along a Northerly line of Lot 1, said Ash Minor Subdivision, a distance of 446.24 feet to the Northwest corner of Lot 1, said Ash Minor Subdivision;

The following Two (2) courses and distances are along the West line of Lot 1, said Ash Minor Subdivision:

THENCE South 00°22'27" East a distance of 24.47 feet;

THENCE South 00°23'43" East a distance of 0.59 feet to the POINT OF BEGINNING.

Said described parcel of land contains 25.759 acres, more or less (±)