

**ORDINANCE NO. 2018-07**

**AN ORDINANCE ZONING A PORTION OF THE PROPERTY ANNEXED TO THE TOWN OF KEENESBURG AND KNOWN AS THE ERGER ANNEXATION NOS. 1-3**

WHEREAS, a petition for annexation of certain property, known as the Erger Annexation Nos. 1-3, was filed with the Board of Trustees of the Town of Keenesburg; and

WHEREAS, the property was annexed to the Town by ordinance; and

WHEREAS, the Board of Trustees must provide for the zoning of the property; and

WHEREAS, the Board of Trustees provided notice of the public hearing on said zoning by publication as provided by law; and

WHEREAS, no protests were received by the Town pursuant to C.R.S. § 31-23-305; and

WHEREAS, the landowner of the property requested that portion of the property set forth in Exhibit A be zoned Agricultural District (AG); and

WHEREAS, the AG zoning classification as requested is consistent with the Town's plan for the area encompassed by this portion of the Erger Annexation Nos. 1-3; and

WHEREAS, the Keenesburg Planning and Zoning Commission has held a public hearing on the landowner's zoning request and forwarded its recommendation to the Board of Trustees, and the Board of Trustees has duly considered that recommendation.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF KEENESBURG, COLORADO:

**Section 1.** That certain property contained within the Erger Annexation Nos. 1-3 to the Town of Keenesburg, the legal description of which is set forth in Exhibit A attached hereto and made a part hereof, is hereby zoned Agricultural District (AG) pursuant to the zoning ordinances of the Town, and the Town zoning map shall be amended accordingly.

INTRODUCED, READ, ADOPTED, APPROVED, AND ORDERED PUBLISHED IN FULL this 19<sup>th</sup> day of March, 2018.

TOWN OF KEENESBURG, COLORADO

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Ken Gfeller, Mayor

ATTEST:

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Toni Pearl, Town Clerk

3/14/2018 11:30 AM [kmk] R:\Keenesburg\Annexation\Erger\Zoning Ord (AG).doc

## EXHIBIT A – LEGAL DESCRIPTION

DESCRIPTION - PROPOSED LOT 1, ERGER MINOR SUBDIVISION

A PORTION OF LOT B, RECORDED EXEMPTION NO. 1305-23-3-RE1979 ACCORDING TO THE MAP OR PLAT THEREOF FILED FOR RECORD IN THE OFFICE OF THE WELD COUNTY CLERK AND RECORDER AT RECEPTION NO. 2540139, LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 23, TOWNSHIP 02 NORTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT B AND THE WEST ONE-QUARTER CORNER OF SAID SECTION 23 BEING AN ILLEGIBLE 3.25 INCH ALUMINUM CAP, THENCE NORTH 89°27'54" EAST, ALONG THE NORTH LINE OF SAID LOT B AND THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 23, A DISTANCE OF 1319.61 FEET, MORE OR LESS, TO THE CENTER-WEST ONE-SIXTEENTH CORNER OF SAID SECTION 23;

THENCE NORTH 89°28'46" EAST, CONTINUING ALONG SAID LINE, A DISTANCE OF 125.26 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF SAID LOT B;

THENCE ALONG THE EAST LINE OF SAID LOT B THE FOLLOWING SEVEN (7) COURSES AND DISTANCES;

1. SOUTH 49°37'18" EAST A DISTANCE OF 88.22 FEET;
2. SOUTH 41°13'29" EAST A DISTANCE OF 45.70 FEET;
3. SOUTH 27°32'46" EAST A DISTANCE OF 67.65 FEET;
4. SOUTH 09°44'29" EAST A DISTANCE OF 42.18 FEET;
5. SOUTH 06° 05'18" WEST A DISTANCE OF 66.47 FEET;
6. SOUTH 11°00'39" WEST A DISTANCE OF 225.58 FEET;
7. SOUTH 25°48'48" WEST A DISTANCE OF 108.16 FEET;

THENCE SOUTH 89°27'54" WEST, DEPARTING SAID LINE, A DISTANCE OF 1474.34 FEET, MORE OR LESS TO THE WEST LINE OF SAID LOT B;

THENCE NORTH 00°53'46" WEST A DISTANCE OF 578.35 FEET TO THE POINT OF BEGINNING.

CONTAINING 20.398 ACRES (888,550 SQUARE FEET) OF LAND, MORE OR LESS.