

**ORDINANCE NO. 2018-08**

**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 Light Industrial District (LI); and

WHEREAS, the LI 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 Light Industrial District (LI) 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 (LI).doc

## EXHIBIT A – LEGAL DESCRIPTION

DESCRIPTION - PROPOSED LOT 2, 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:

COMMENCING 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, SOUTH 00°53'46" EAST, ALONG THE WEST LINE OF SAID LOT B AND THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 23, A DISTANCE OF 578.35 FEET TO THE POINT OF BEGINNING;

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

THENCE ALONG THE EAST LINE OF SAID LOT B THE FOLLOWING NINE (9) COURSES AND DISTANCES;

1. SOUTH 25°48'48" WEST A DISTANCE OF 81.62 FEET;
2. SOUTH 16°35'13" WEST A DISTANCE OF 249.60 FEET;
3. SOUTH 31°43'46" WEST A DISTANCE OF 238.82 FEET;
4. SOUTH 23° 14'17" WEST A DISTANCE OF 212.96 FEET;
5. SOUTH 02° 18'45" EAST A DISTANCE OF 667.65 FEET;
6. SOUTH 07°53'58" EAST A DISTANCE OF 240.03 FEET;
7. SOUTH 10°27'06" EAST A DISTANCE OF 204.46 FEET;
8. SOUTH 03° 19'14" EAST A DISTANCE OF 102.88 FEET;
9. SOUTH 01°36'33" WEST A DISTANCE OF 145.48 FEET, MORE OR LESS TO THE SOUTHEAST CORNER OF SAID LOT B AND THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 23;

THENCE SOUTH 89°26'14" WEST, ALONG THE SOUTH LINE OF SAID LOT B AND THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 23, A DISTANCE OF 564.26 FEET, MORE OR LESS TO THE SOUTHERNMOST SOUTHWEST CORNER OF SAID LOT B;

THENCE NORTH 01°25'39" WEST, ALONG A WEST LINE OF SAID LOT B, A DISTANCE OF 1048.65 FEET;

THENCE SOUTH 89°27'33" WEST, ALONG A SOUTH LINE OF SAID LOT B, A DISTANCE OF 650.56 FEET, MORE OR LESS, TO THE NORTHERNMOST SOUTHWEST CORNER OF SAID LOT B AND THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 23;

THENCE NORTH 00°53'46" WEST, ALONG SAID LINE, A DISTANCE OF 1015.27 FEET TO THE POINT OF BEGINNING.

CONTAINING 42.409 ACRES (1847316 SQUARE FEET) OF LAND, MORE OR LESS.