

ORDINANCE NO. 2018-11

AN ORDINANCE REZONING CERTAIN PROPERTY WITHIN THE TOWN OF KEENESBURG.

WHEREAS, an application for rezoning of certain property in the Town of Keenesburg, County of Weld, State of Colorado, the legal description of which is set forth in Exhibit A attached hereto and incorporated herein by this reference, has been filed with the Board of Trustees of the Town of Keenesburg; and

WHEREAS, the application requests the property be rezoned from Highway Commercial District (CH), Multi-Family Residential District (R-3), Commercial Business District (CBD), and Light Industrial District (LI) to Single-Family Residential District (R-1); and

WHEREAS, the landowners of the property have submitted all required documents in connection with the rezoning request; and

WHEREAS, the Keenesburg Planning and Zoning Commission held a public hearing on the rezoning request and recommended the Board of Trustees approve the request, and the Board of Trustees has duly considered the Commission's recommendation; and

WHEREAS, the Board of Trustees has held a public hearing on the proposed rezoning and has provided notice of the public hearing by publication as required by the Keenesburg Municipal Code; and

WHEREAS, no protests were received by the Town pursuant to C.R.S. § 31-23-305 or Section 16-3-60 of the Keenesburg Municipal Code; and

WHEREAS, a rezoning of this property from Highway Commercial District (CH), Multi-Family Residential District (R-3), Commercial Business District (CBD), and Light Industrial District (LI) to Single-Family Residential District (R-1) is consistent with the Town's comprehensive plan.

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

Section 1. That certain property, the legal description of which is set forth in Exhibit A attached hereto, is hereby rezoned from Highway Commercial District (CH), Multi-Family Residential District (R-3), Commercial Business District (CBD), and Light Industrial District (LI) to Single-Family Residential District (R-1) pursuant to the zoning ordinances and development regulations of the Town, and the Town zoning map shall be amended accordingly.

Section 2. All other ordinances or portions thereof inconsistent or conflicting with this ordinance or any portion hereof are hereby repealed to the extent of such inconsistency or conflict.

INTRODUCED, READ, ADOPTED, APPROVED, AND ORDERED PUBLISHED IN FULL this 7th day of May, 2018.

TOWN OF KEENESBURG, COLORADO

Mark Gray, Mayor Pro Tem

ATTEST:

Toni Pearl, Town Clerk

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EXHIBIT A
Legal Description

Lot B of Recorded Exemption No. 1305-26-1-RE776, Recorded August 13, 1985 in Book 1080 at Reception No. 2020612, being a portion of the following described property;

All of the Northeast Quarter of Section 26, Township 2 North, Range 64 West of the 6th P.M., in the Town of Keenesburg, County of Weld, State of Colorado, lying north of the C.B. & O. right of way.

Except a parcel of land conveyed by Deed Recorded May 9, 1935 in Book 977 at Page 237.

Also Except a parcel of land conveyed by Deed Recorded April 30, 1947 in Book 1202 at Page 561, and corrected by Deeds Recorded January 15, 1971 in Book 639 at Reception Nos. 1560554, 1560555 and 1560556.

Also Except a parcel of land conveyed by Deed Recorded September 29, 1959 in Book 1541 at Page 446.

And furthermore Excepting therefrom that portion of Lot B lying within the Weld County Road No. 18 Right of Way.

Said lot contains 74.816 acres, more or less.