

ORDINANCE NO. 2018-17

AN ORDINANCE REZONING CERTAIN PROPERTY WITHIN THE TOWN OF KEENESBURG KNOWN AS THE PROPOSED BROADWAY SUBDIVISION.

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 Single Family Residential District (R-1) to Commercial Highway District (CH); 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 Single Family Residential District (R-1) to Commercial Highway District (CH) 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 Single Family Residential District (R-1) to Commercial Highway District (CH) 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other ordinances or portions thereof inconsistent or conflicting with this ordinance or any portion hereof are hereby repealed to the extent of such inconsistency or conflict.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 15th day of October, 2018.

TOWN OF KEENESBURG, COLORADO

Ken Gfeller, Mayor

ATTEST:

Toni Johnson, Town Clerk

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EXHIBIT A
Legal Description

COMMENCING AT THE SE CORNER OF THE NW 1/4 OF SECTION 26, TOWNSHIP 2 NORTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO; SAID SOUTHEAST CORNER BEING THE CENTER OF SAID SECTION 26; THENCE WEST ALONG THE EAST AND WEST CENTERLINE OF SAID SECTION, 863.5 FEET, MORE OR LESS, TO THE NORTHWESTERLY BOUNDARY LINE OF THE Q.B.&Q. R.R. RIGHT OF WAY; THENCE WEST 84.5 FEET; THENCE NORTH 530 FEET TO THE POINT OF BEGINNING; THENCE WEST 364 FEET; THENCE NORTH 450 FEET; THENCE EAST 364 FEET; THENCE SOUTH 450 FEET TO THE PLACE OF BEGINNING.

NOW LOCATED IN BLOCK 25, VACATION AND REDEDICATION OF WESTVIEW ADDITION TO THE TOWN OF KEENESBURG, COUNTY OF WELD, STATE OF COLORADO.