

ORDINANCE NO. 2020-11

AN ORDINANCE ZONING PROPERTY ANNEXED TO THE TOWN OF KEENESBURG AND KNOWN AS THE OLIVER ANNEXATION NO. 1 AND NO. 2

WHEREAS, a petition for annexation of certain property, known as the Oliver Annexation No. 1 and No. 2 (the “Oliver Annexation”), 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 the property set forth in Exhibit A be zoned Light Industrial (LI); and

WHEREAS, the zoning classification requested is consistent with the Town’s plan for the area encompassed by the Oliver Annexation; 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 Oliver Annexation to the Town of Keenesburg, the legal descriptions of which are set forth in Exhibit A attached hereto and made a part hereof, is hereby zoned pursuant to the zoning ordinances of the Town Light Industrial (LI) and the Town zoning map shall be amended accordingly.

INTRODUCED, READ, ADOPTED, APPROVED, AND ORDERED PUBLISHED IN FULL this 20th day of April, 2020.

TOWN OF KEENESBURG, COLORADO

Kenneth Gfeller, Mayor

ATTEST:

Christina Fernandez, Town Clerk

4/17/2020 10:24 AM [kmk] R:\Keenesburg\Annexation\Oliver\Zoning Ord Oliver.doc

EXHIBIT A – LEGAL DESCRIPTION

Oliver Annexation – No. 1 To The Town of Keenesburg:

Being portions of the Southeast Quarter of Section 19 and the Southwest Quarter of Section 20, both in Township 2 North, Range 64 West of the 6th P.M., County of Weld, State of Colorado, being more particularly described as follows;

Considering the West line of the Southeast Quarter of said Section 19, Township 2 North, Range 64 West as bearing North 00°00'00" West and with all bearings contained herein relative thereto;

BEGINNING at the Southeast Corner of said Section 19; thence along the West line of the Southeast Quarter of said Section 19 North 00°00'00" West 30.00 feet to a point on the North Right-of-Way of Weld County Road 18, said point being the **TRUE POINT OF BEGINNING**; thence departing said West line and along said North Right-of-Way North 89°19'14" West 87.01 feet to the Southwest corner of Lot A of Corrected Recorded Exemption No. 1305-19-4-RE-2907; thence departing said North Right-of-Way and along said West line of Corrected Recorded Exemption No. 1305-19-4-RE-2907 North 46°54'21" West 74.13 feet to a point on the West line of Lot A of said Corrected Recorded Exemption No. 1305-19-4—RE-2907; thence departing said West line South 89°19'14" East 111.14 feet; thence North 10°13'47" East 168.92 feet to the East line of the Southeast Quarter of said Section 19; thence departing said East line South 07°52'22" East 219.02 feet to a point on the North Right-of-Way of Weld County Road 18; thence along said North Right-of-Way North 89°19'14" West 30.00 feet to a point on the East line of the Southeast Quarter of said Section 19 and the **TRUE POINT OF BEGINNING**.

The above described Oliver Annexation No. 1 contains 0.26 acres, more or less, and is subject to all existing easements and/or rights of way of record.

Oliver Annexation – No. 2 To The Town of Keenesburg:

Being portions of the Southeast Quarter of Section 19 and the Southwest Quarter of Section 20, both in Township 2 North, Range 64 West of the 6th P.M., County of Weld, State of Colorado, being more particularly described as follows;

Considering the East line of the Southeast Quarter of said Section 19, Township 2 North, Range 64 West as bearing North 00°00'00" West and with all bearings contained herein relative thereto;

BEGINNING at the Southeast Corner of said Section 19; thence along the West line of the Southeast Quarter of said Section 19 North 00°00'00" West 30.00 feet to a point on the North Right-of-Way of Weld County Road 18; thence along said North Right-of-Way North 89°19'14" West 87.01 feet to the Southwest corner of Lot A of Corrected Recorded Exemption No. 1305-19-4-RE-2907; thence departing said North Right-of-Way line and along said West line North 46°54'21" West 74.13 feet to the **TRUE POINT OF BEGINNING**; thence continuing along the Westerly line of said Corrected Recorded Exemption the following Four (4) courses and distances: North 46°54'21" West 295.25 feet; North 33°54'45" West 94.01 feet; North 24°14'00" West 167.81 feet; North 32°45'09" West 42.11 feet; thence departing said Westerly line and along the Northerly line of Lot A of said Corrected Recorded Exemption and along the

Easterly prolongation of said North line North 88°14'51" East 531.10 feet to the East Right-of-Way of Weld County Road 51; thence along said East Right-of-Way line South 00°00'00" East 536.45 feet to the North Right-of-Way of Weld County Road 18; thence departing said East Right-of-Way and said north Right-of-Way North 07°52'22" West 219.02 feet to a point on the East line of the Southeast Quarter of said Section 19; thence departing said East line South 10°13'47" West 168.92 feet to a point on the West Right-of-Way line of Weld County Road 51; thence departing said West Right-of-Way line North 89°19'14" West 111.14 feet to a point on the West line of Lot A of said Corrected Recorded Exemption and the **TRUE POINT OF BEGINNING**.

The above described Oliver Annexation No. 2 contains 4.12 acres, more or less, and is subject to all existing easements and/or rights of way of record.