

**ORDINANCE NO. 827**

**AN ORDINANCE REZONING CERTAIN PROPERTY WITHIN THE CITY IDENTIFIED AS THE SITE OF THE CITY CENTER AND THE MOUNTAIN VIEW FIRE PROTECTION MAINTENANCE FACILITY.**

**WHEREAS**, an application for a rezoning of the property described in and depicted on Exhibit "A," attached hereto and incorporated herein by this reference (the "Property"), which Property comprises that property identified in the City's comprehensive plan as the site of the City Center and that property on which the Mountain View Fire Protection Maintenance Facility will be located, from MH Pre-Manufactured Housing District to COS Civic and Open Space District; and

**WHEREAS**, the landowner of the Property has submitted all required documents in connection with the request for rezoning; and

**WHEREAS**, the Dacono Planning and Zoning Commission has held a public hearing on the application and has forwarded its recommendation to the City Council, and the City Council has duly considered the Commission's recommendation; and

**WHEREAS**, the City Council has held a public hearing on the application, notice of which hearing was provided by publication as required by law; and

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

**WHEREAS**, the City Council finds a rezoning of the property as requested in the application is consistent with the City's plan for the area encompassed by the Property and should be approved.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DACONO, COLORADO:**

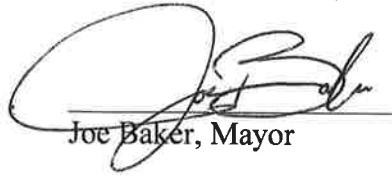
**Section 1.** That certain property, the legal description of which is set forth in Exhibit A attached hereto and made a part hereof, is hereby rezoned COS Civic and Open Space District pursuant to the zoning ordinances and development regulations of the City, and the City zoning map shall be amended accordingly.

**INTRODUCED, READ, ADOPTED ON FIRST READING, AND ORDERED PUBLISHED AND POSTED BY TITLE this 10<sup>th</sup> day of April, 2017.**

**PUBLIC HEARING AND SECOND READING WILL BE THE 24<sup>th</sup> DAY OF April, 2017, AT 6:00 P.M. AT DACONO CITY HALL, 512 CHERRY STREET, DACONO, CO.**

READ, ADOPTED ON SECOND READING, APPROVED, SIGNED, AND  
ORDERED PUBLISHED BY TITLE this 24th day of April, 2017.

CITY OF DACONO, COLORADO

  
\_\_\_\_\_  
Joe Baker, Mayor

ATTEST:

  
\_\_\_\_\_  
Valerie Taylor, City Clerk

EXHIBIT A

DACONO CITY CENTER REZONING  
PARCEL DESCRIPTION

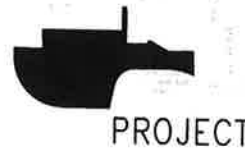
A tract of land located in Section 6, Township 1 North, Range 67 West of the 6th Principal Meridian in the City of Dacono, Weld County Colorado more particularly described as follows;  
Considering the East - West center line of said Section 6 as bearing North 89°11'22" West, according to the recorded plat of M & C Development Properties Subdivision as recorded March 30, 2009 at reception number 3613492 of Weld County records. With all bearings contained herein relative thereto. Commencing at the East Quarter of said Section 6 thence North 89°11'22" West, along the East - West centerline of said Section 6, a distance of 1679.37 feet to a point on the Westerly boundary of the Glens of Dacono Unit No. 3, said point being the point of beginning;  
thence South 1°32'55" East, along said Westerly boundary line, a distance of 334.24 feet, to a point on the Northerly boundary line of Autumn Valley Ranch Subdivision Filing No. 1;  
Thence along the Northerly and Westerly boundaries of said Autumn Valley Ranch Subdivision Filing No. 1 the following five (5) courses and distances,  
1. along the arc a non-tangent curve to the left the center of which bears South 26°37'20" West, and having a radius of 821.21 a delta angle of 27°07'20", an arc distance of 388.74 feet, and whose long chord bears North 76°56'20" West a distance of 385.12 feet;  
2. South 89°30'00" West a distance of 492.12 feet;  
3. along the arc of a tangent curve to the left, having a radius of 259.26 a delta angle of 59°30'02", an arc distance of 269.94 feet, and whose long chord bears South 59°45'00" West a distance of 257.30 feet;  
4. along the arc of a compound curve to the left, having a radius of 515.00 a delta angle of 16°59'59", an arc distance of 152.80 feet, and whose long chord bears South 21°29'59" West a distance of 152.24 feet;  
5. South 13°00'00" West a distance of 318.51 feet, to a point on the Northerly boundary of the M & C Development Properties Subdivision;  
thence along the boundary of said M & C Development Properties Subdivision the following three (3) courses and distances;  
1. North 89°11'22" West a distance of 679.52 feet;  
2. along the arc of a tangent curve to the right, having a radius of 725.00 a delta angle of 90°00'01", an arc distance of 1138.83 feet, and whose long chord bears North 44°11'22" West a distance of 1025.31 feet;  
3. North 00°48'38" East a distance of 125.00 feet, to a point on the East-West centerline of said Section 6;  
thence South 89°11'22" East, along said East-West centerline a distance of 417.10 feet, to the Southwest corner of that certain parcel of land as described in a Warranty Deed recorded at reception number 1500252 dated February 15, 1967;  
thence North 01°59'21" West along the Western boundary of said parcel, a distance of 275.41 feet to the Northwest corner of said parcel as described at reception number 1500252;  
thence North 89°47'40" East, along the North line of said parcel, a distance of 1165.57 feet, to a point on the West right-of-way line of Forest Avenue as described in a deed recorded at reception number

4090966 dated March 17, 2015;

thence along the boundaries of said parcel described in reception number 4090966 the following three (3) courses and distances:

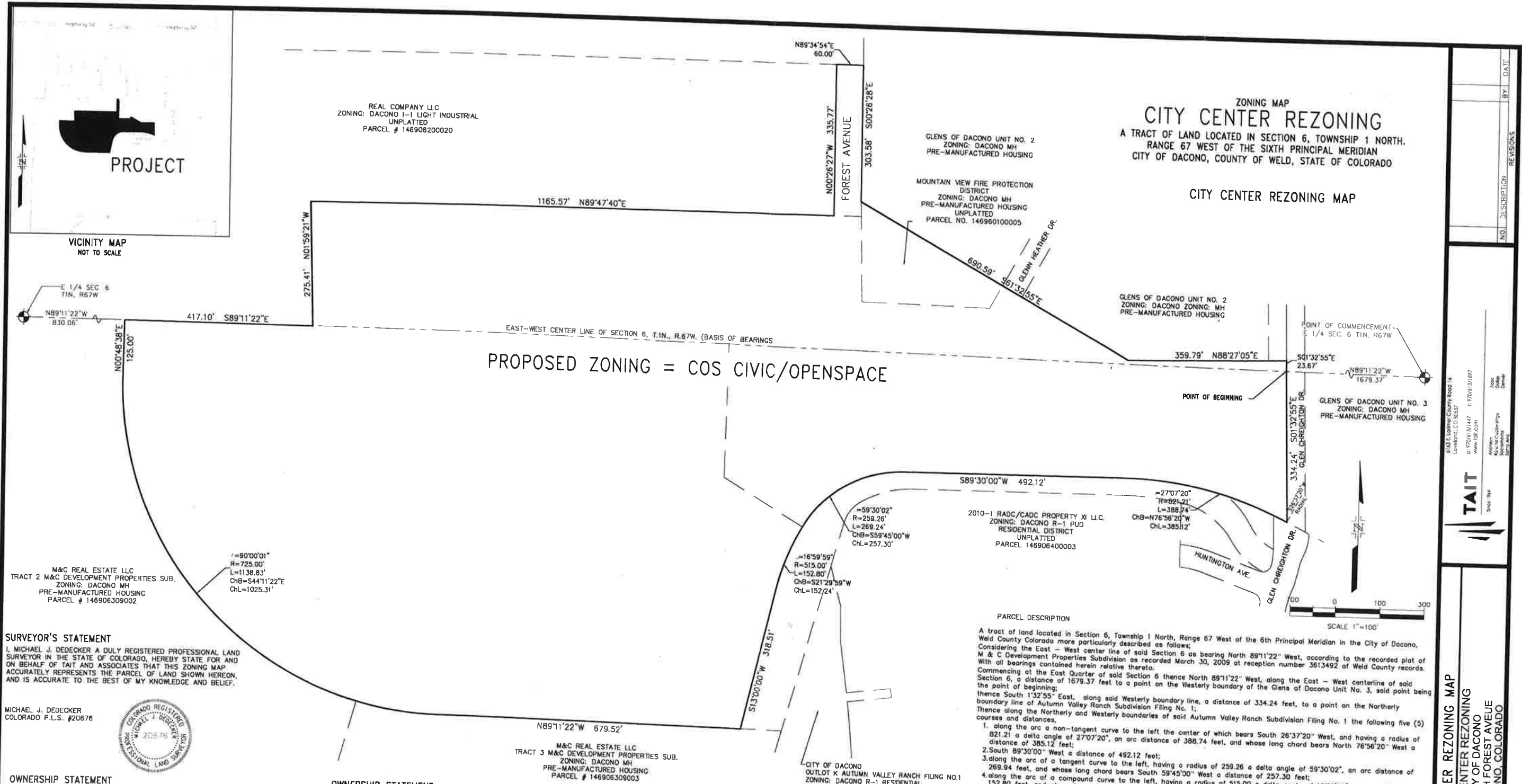
1. North 00°26'27" West, a distance of 335.77 feet;
2. North 89°34'54" East, a distance of 60.00 feet;
3. South 00°26'27" East, a distance of 303.58 feet, to the Northeast corner of that certain parcel of land as described in a Quit Claim deed recorded at reception number 2216970 dated June 15, 1990; thence southeasterly along the Northern boundary of said Parcel described at reception number 2216970 and along the Southern boundary line of the Glens of Dacono Unit No. 2; thence South 61°32'55" East, along said boundary lines, a distance of 690.59 feet; thence North 88°27'05 East, continuing along said Southerly boundary line a distance of 359.79 feet, to a point on the Westerly boundary line of the Glens of Dacono Unit No 3; thence South 1°32'55" East, along said Westerly boundary line, a distance of 23.67 to the point of beginning.

Said described parcel contains 1,925,791 square feet (44.21 acres), more or less, subject to any and all easements, reservations, restrictions and conveyances of record.



ZONING MAP  
**CITY CENTER REZONING**  
 A TRACT OF LAND LOCATED IN SECTION 6, TOWNSHIP 1 NORTH,  
 RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN  
 CITY OF DAcono, COUNTY OF WELD, STATE OF COLORADO

CITY CENTER REZONING MAP



PROPOSED ZONING = COS CIVIC/OPENSACE

VICINITY MAP  
 NOT TO SCALE

E 1/4 SEC 6  
 T1N, R67W

EAST-WEST CENTER LINE OF SECTION 6, T.1N., R.67W. (BASIS OF BEARINGS)

M&C REAL ESTATE LLC  
 TRACT 2 M&C DEVELOPMENT PROPERTIES SUB.  
 ZONING: DAcono MH  
 PRE-MANUFACTURED HOUSING  
 PARCEL # 146906309002

**SURVEYOR'S STATEMENT**  
 I, MICHAEL J. DEDECKER A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY STATE FOR AND ON BEHALF OF TAIT AND ASSOCIATES THAT THIS ZONING MAP ACCURATELY REPRESENTS THE PARCEL OF LAND SHOWN HEREON, AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.



MICHAEL J. DEDECKER  
 COLORADO P.L.S. #20676

**OWNERSHIP STATEMENT**  
 HAVE CAUSED THE TRACTS OF LAND SHOWN AND DESCRIBED HEREON TO BE ZONED WITHIN THE CITY OF DAcono UNDER THE NAME OF "CITY CENTER ZONING"

PROPERTY OWNER \_\_\_\_\_  
 PROPERTY OWNER TITLE \_\_\_\_\_  
 NOTARY CERTIFICATE  
 STATE OF COLORADO )  
 COUNTY OF WELD ) SS  
 THE FOREGOING INSTRUMENT WAS AQQNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_ BY \_\_\_\_\_ AS \_\_\_\_\_ OF MOUNTAIN VIEW FIRE PROTECTION DISTRICT.  
 MY COMMISSION EXPIRES \_\_\_\_\_  
 NOTARY PUBLIC \_\_\_\_\_

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 MY COMMISSION EXPIRES \_\_\_\_\_  
 NOTARY PUBLIC \_\_\_\_\_

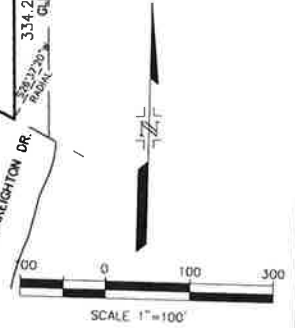
**PLANNING AND ZONING COMMISSION APPROVAL**  
 APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF DAcono  
 THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_

CHAIRPERSON \_\_\_\_\_

**CITY COUNCIL APPROVAL**  
 THIS IS TO CERTIFY THAT THE CITY CENTER ZONING WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF DAcono ORDINANCE NO. \_\_\_\_ THIS \_\_\_\_ DAY OF \_\_\_\_ AND THAT THE MAYOR OF THE CITY OF DAcono, ON BEHALF OF THE CITY OF DAcono, HEREBY ACKNOWLEDGES SAID MAP UPON WHICH THIS CERTIFICATION IS ENCOURSED FOR ALL PURPOSES INDICATED HEREON.

ATTEST:  
 MAYOR \_\_\_\_\_  
 CITY CLERK \_\_\_\_\_

**PARCEL DESCRIPTION**  
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 thence North 01°59'21" West along the Western boundary of said parcel, a distance of 275.41 feet to the Northwest corner of right-of-way line of Forest Avenue as described in a deed recorded at reception number 4090866 dated March 17, 2015; thence along the boundaries of said parcel described in reception number 4090866 the following three (3) courses and distances:  
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CITY CENTER REZONING MAP  
 CITY CENTER REZONING  
 CITY OF DAcono  
 SOUTH FOREST AVENUE  
 DAcono, COLORADO

DRAWN: MJD  
 DATE: 06/16/2016  
 CHECKED:  
 REVISION #:  
 DATE:  
 JOB NO.: CO1598A

NO. DESCRIPTION REVISIONS BY DATE

4302612  
 05/16/2017 11:58 AM R Fee: \$43.00  
 Carly Koppes, Clerk and Recorder, Weld County, CO



**Summary of Ordinance No. 827, "AN ORDINANCE REZONING CERTAIN PROPERTY WITHIN THE CITY IDENTIFIED AS THE SITE OF THE CITY CENTER AND THE MOUNTAIN VIEW FIRE PROTECTION MAINTENANCE FACILITY.":**  
Rezones from MH Manufactured Housing District to COS Civic and Open Space District that property identified as the City Center and the Mountain View Fire Protection Maintenance Facility.