

ORDINANCE NO. 830

**AN ORDINANCE ZONING PROPERTY ANNEXED TO THE CITY OF
DACONO AND KNOWN AS THE DISTANT THUNDER ANNEXATION NO.
1 THROUGH NO. 9.**

WHEREAS, a petition for annexation of certain property, described in Exhibit A attached hereto and made a part hereof, and known as the Distant Thunder Annexation No. 1 through No. 9 (the “Distant Thunder Annexation”), was filed with the City Council of the City of Dacono; and

WHEREAS, the property was annexed to the City by Ordinance Nos. 809-817; and

WHEREAS, the City Council must provide for the zoning of the property; and

WHEREAS, the City Council provided notice of the public hearing on said zoning by publication as provided by law; and

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

WHEREAS, the landowner of the property requested I-1 Light Industrial District zoning for the property described in Exhibit A; and

WHEREAS, the I-1 zoning classification sought by the landowner is consistent with the City’s plan for the area encompassed by the Distant Thunder Annexation; and

WHEREAS, the Dacono Planning Commission has held a public hearing on the landowner’s zoning request and forwarded its recommendation to the City Council, and the City Council has duly considered that recommendation.

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

Section 1. The property known as the Distant Thunder Annexation No. 1 through No. 9, the legal description of which is set forth in Exhibit A attached hereto and made a part hereof, is hereby zoned I-1 Light Industrial District pursuant to the zoning ordinances of the City, and the City zoning map shall be amended accordingly.

**INTRODUCED, READ, ADOPTED ON FIRST READING, AND ORDERED
PUBLISHED AND POSTED IN FULL this 10th day of July, 2017.**

**PUBLIC HEARING AND SECOND READING WILL BE the 24th day of July, 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 July, 2017.

CITY OF DACONO, COLORADO

Joe Baker
Mayor

ATTEST:

Valerie Taylor
City Clerk



Summary of Ordinance No. 830, “**AN ORDINANCE ZONING PROPERTY ANNEXED TO THE CITY OF DACONO AND KNOWN AS THE DISTANT THUNDER ANNEXATION NO. 1 THROUGH NO. 9**”: Approves the zoning of the property annexed to the City of Dacono by the Distant Thunder Annexation as I-1 Light Industrial.



EXHIBIT A

ANNEXATION PARCEL NO. 1

That certain parcel of land situated in the Southwest Quarter of Section 5, Township 1 North, Range 67 West of the Sixth Principal Meridian, Weld County, Colorado more particularly described as follows;

Assuming the East line of the Northeast Quarter of said Section 5 as bearing North 00°35'05" West, between the East Quarter corner of said Section 5 as monumented with a no. 6 rebar and a 2-1/2" aluminum cap stamped by LS 38345 and the Northeast corner of said Section 5 as monumented with a no. 6 rebar and a 2-1/2" aluminum cap stamped by LS 24305, with all bearings contained herein relative thereto;

Beginning at a the Southwest corner of said Section 5;

thence South 89°27'42" East, along the South line of Weld County Road no. 12, a distance of 59.66 feet;

thence North 00°32'18 East, a distance of 30.00 feet ;

thence North 89°27'42" West, along the Northerly right-of-way line of Weld County Road no. 12, a distance of 60.34 feet

thence South 00°45'10" East a distance of 30.01 feet to the point of beginning.

Containing 1,800 square feet or 0.041 acres more or less.

ANNEXATION PARCEL 2

That certain parcel of land situated in the Northwest Quarter of Section 8, Township 1 North, Range 67 West of the Sixth Principal Meridian, Weld County, Colorado more particularly described as follows;

Assuming the East line of the Northeast Quarter of Section 5, Township 1 North, Range 67 West, as bearing North 00°35'05" West, between the East Quarter corner of said Section 5 as monumented with a no. 6 rebar and a 2-1/2" aluminum cap stamped by LS 38345 and the Northeast corner of said Section 5 as monumented with a no. 6 rebar and a 2-1/2" aluminum cap stamped by LS 24305, with all bearings contained herein relative thereto;

Beginning at a the Northwest corner of said Section 8;

thence South 89°27'42" East, along the North line of said Section 8, a distance of 148.96 feet ;

thence South 00°32'18" West, a distance of 30.00 feet;

thence North 89°27'42" West, along the South right-of-way line of Weld County Road no. 12, a distance of 148.736 feet;

thence North 00°06'00" East, a distance of 30.00 feet to the point of beginning.

Containing 4,4690 square feet or 0.103 acres more or less.

ANNEXATION PARCEL NO. 3

That certain parcel of land situated in the Southwest Quarter of Section 5, Township 1 North, Range 67 West of the Sixth Principal Meridian, Weld County, Colorado more particularly described as follows;

Assuming the East line of the Northeast Quarter of said Section 5 as bearing North 00°35'05" West, between the East Quarter corner of said Section 5 as monumented with a no. 6 rebar and a 2-1/2" aluminum cap stamped by LS 38345 and the Northeast corner of said Section 5 as monumented with a no. 6 rebar and a 2-1/2" aluminum cap stamped by LS 24305, with all bearings contained herein relative thereto;

Commencing at a the Southwest corner of said Section 5;

thence South 89°27'42" East, along the South line of the Southwest Quarter of said Section 5, a distance of 59.66 feet to the Point of Beginning;

thence continuing South 89°27'42" East, along the South line of the Southwest Quarter of said Section 5, a distance of 327.90 feet;

thence North 00°32'18" East, a distance of 30.00 feet;

thence North 89°27'42" West, along the Northerly right-of-way line of Weld County Road no. 12, a distance of 327.90 feet;

thence South 00°32'18" West, a distance of 30.00 feet the Point of Beginning;

Containing 9,837 square feet or 0.226 acres more or less.

ANNEXATION PARCEL 4

That certain parcel of land situated in the Northwest Quarter of Section 8, Township 1 North, Range 67 West of the Sixth Principal Meridian, Weld County, Colorado more particularly described as follows;

Assuming the East line of the Northeast Quarter of Section 5, Township 1 North, Range 67 West, as bearing North 00°35'05" West, between the East Quarter corner of said Section 5 as monumented with a no. 6 rebar and a 2-1/2" aluminum cap stamped by LS 38345 and the Northeast corner of said Section 5 as monumented with a no. 6 rebar and a 2-1/2" aluminum cap stamped by LS 24305, with all bearings contained herein relative thereto;

Commencing at a the Northwest corner of said Section 8;

thence South 89°27'42" East, along the North line of said Section 8, a distance of 148.96 feet, to the Point of Beginning;

thence continuing South 89°27'42" East, along the North line of said Section 8, a distance of 775.80 feet;

thence South 00°32'18" West, a distance of 30.00 feet;

thence North 89°27'42" West, along the South right-of-way line of Weld County Road no. 12, a distance of 775.80 feet;

thence North 00°32'18" East, a distance of 30.00 feet to the Point of Beginning.

Containing 23,274 square feet or 0.534 aces more or less.

ANNEXATION PARCEL NO. 5

That certain parcel of land situated in the Southwest One-half of Section 5, Township 1 North, Range 67 West of the Sixth Principal Meridian, Weld County, Colorado more particularly described as follows;

Assuming the East line of the Northeast Quarter of said Section 5 as bearing North 00°35'05" West, between the East Quarter corner of said Section 5 as monumented with a no. 6 rebar and a 2-1/2" aluminum cap stamped by LS 38345 and the Northeast corner of said Section 5 as monumented with a no. 6 rebar and a 2-1/2" aluminum cap stamped by LS 24305, with all bearings contained herein relative thereto;

Commencing at a the Southwest corner of said Section 5;

thence South 89°27'42" East, along the South line of the Southwest Quarter of said Section 5, a distance of 387.56 feet to the Point of Beginning;

thence continuing South 89°27'42" East, along the South line of the Southwest Quarter of said Section 5, a distance of 1671.60 feet;

thence North 00°32'18" East, a distance of 30.00 feet ;

thence North 89°27'42" West, along the Northerly right-of-way line of Weld County Road no. 12, a distance of 1671.60 feet;

thence South 00°32'18" West, a distance of 30.00 feet to the Point of beginning.

Containing 50,1480 Square Feet or 1.151 Acres more or less.

ANNEXATION PARCEL 6

That certain parcel of land situated in the North One-half of Section 8, Township 1 North, Range 67 West of the Sixth Principal Meridian, Weld County, Colorado more particularly described as follows;

Assuming the East line of the Northeast Quarter of Section 5, Township 1 North, Range 67 West, as bearing North 00°35'05" West, between the East Quarter corner of said Section 5 as monumented with a no. 6 rebar and a 2-1/2" aluminum cap stamped by LS 38345 and the Northeast corner of said Section 5 as monumented with a no. 6 rebar and a 2-1/2" aluminum cap stamped by LS 24305, with all bearings contained herein relative thereto;

Commencing at a the Northwest corner of said Section 8;

thence South 89°27'42" East, along the North line of the Northwest Quarter of said Section 8, a distance of 924.76 feet, to the Point of Beginning;

thence South 89°27'42" East, along the said North line, a distance of 1699.05 feet, to the Northeast Corner of the Northeast Quarter of said Section 8;

thence South 89°27'42" East, along the North line of the Northeast Quarter of said Section 8, a distance of 1764.15 feet

thence South 00°32'18" West, a distance of 30.00 feet, to a point on the Southerly Right-of-way line of Weld County Road 12;

thence North 89°27'42" West, along said Southerly right-of-way line, a distance of 3463.20 feet;

thence North 00°32'18" East a distance of 30.00 feet to the Point of Beginning.

Containing 103,896 square feet or 2.385 aces more or less.

ANNEXATION PARCEL 7

That certain parcel of land situated in a portion of Section 5, Township 1 North, Range 67 West of the Sixth Principal Meridian, Weld County, Colorado more particularly described as follows;

Assuming the East line of the Northeast Quarter of Section 5, Township 1 North, Range 67 West, as bearing North 00°35'05" West, between the East Quarter corner of said Section 5 as monumented with a no. 6 rebar and a 2-1/2" aluminum cap stamped by LS 38345 and the Northeast corner of said Section 5 as monumented with a no. 6 rebar and a 2-1/2" aluminum cap stamped by LS 24305, with all bearings contained herein relative thereto;

Commencing at a the Northeast corner of the Southeast Quarter of said Section 5;

thence South 00°49'10" East, along East line of said Southeast Quarter, a distance of 2653.06 feet, to the Southeast corner of said Section 5;

thence North 89°27'42" West, along the South line of the Southeast Quarter of said Section 5, a distance of 2635.00 feet, to the Southwest Corner of the Southeast Quarter of said Section 5;

thence North 89°27'42" West, along the South line of the Southwest Quarter of said Section 5, a distance of 564.65 feet;

thence North 00°32'18" East a distance of 30.00 feet, to a point on the Northerly right-of-way of Weld County Road No. 12;

thence South 89°27'42" East, a distance of 3168.93 feet, to a point on the Westerly right-of-way line of Weld County Road No. 17;

thence North 00°49'10" West, along said Westerly right-of-way line, a distance of 2582.76 feet, to a point on the Southerly right-of-way line of Colorado State Highway 52;

thence South 89°59'10" West, a distance of 1.06 feet;

thence along the Westerly right-of-way of said Colorado State Highway No. 52, the following six (6) courses and distances:

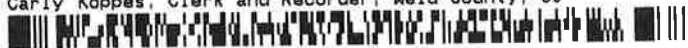
- 1.) North 00°35'05" West, a distance of 483.08 feet;
 - 2.) along the arc of a non-tangent curve to the right, having a radius of 607.00 feet, a delta angle of 11°53'35", an arc distance of 126.00 feet, and whose long chord bears North 05°08'40" West a distance of 125.77 feet;
 - 3.) North 00°35'05" West, a distance of 642.60 feet;
- thence North 89°24'55" East, a distance of 40.90 feet, to a point on the East line of the Northeast Quarter of said Section 5;
- thence South 00°35'05" East, a distance of 1211.36 feet to the Point of Beginning.
- Containing 219,455 square feet or 5.038 acres more or less.

ANNEXATION PARCEL 8

That certain parcel of land situated in the West One-half of Section 3, portions of Section 4, the Northeast Quarter of Section 5, the Northeast Quarter of Section 8, and a portion of the Northwest Quarter Section 9, all lying in, Township 1 North, Range 67 West of the Sixth Principal Meridian, Weld County, Colorado more particularly described as follows;

Assuming the East line of the Northeast Quarter of Section 5, Township 1 North, Range 67 West,

as bearing North 00°35'05" West, between the East Quarter corner of said Section 5 as monumented with a no. 6 rebar and a 2-1/2" aluminum cap stamped by LS 38345 and the Northeast corner of said Section 5 as monumented with a no. 6 rebar and a 2-1/2" aluminum cap stamped by LS 24305, with all bearings contained herein relative thereto;
Beginning at a the Southeast corner of the Northeast Quarter of said Section 4;
thence South 89°59'06" West, along the South line or the Northeast Quarter of said Section 4, a distance of 1755.47 feet;
thence South 00°00'54" East, a distance of 60.00 feet, to a point on the Southerly right-of-way of Colorado State Highway No. 52;
thence along the Southerly right-of-way line of said Colorado State Highway No. 52 the following four (4) courses and distances:
1.) South 89°59'06" West, a distance of 886.07 feet;
2.) South 89°59'10" West, a distance of 1265.66 feet;
3.) North 82°00'50" West, a distance of 143.71 feet;
4.) South 89°59'10" West, a distance of 1206.62 feet, to a point on the Easterly right-of-way line of Weld County Road No. 17;
thence South 00°49'10" East, along said Easterly right-of-way line, a distance of 2643.36 feet to a point on the Southerly Right-of-way line of Weld County Road 12;
thence North 89°27'42" West, along said Southerly right-of-way line, a distance of 901.59 feet;
thence North 00°32'18" East a distance of 30.00 feet to a point on the North line of the Northeast Quarter of said Section 8;
thence South 89°27'42" East, along said North line, a distance of 870.85 feet, to the Southeast Corner of said Section 5;
thence North 00°49'10" West, along the East line of the Southeast Quarter of said Section 5, a distance of 2653.06 feet, to the Southeast corner of the Northeast Quarter of said Section 5;
thence North 00°35'05" West, along the East line of said Northeast Quarter, a distance of 1211.36 feet;
thence South 89°24'55" West, a distance of 40.90 feet, to a point on the Westerly Right-of-way line of Colorado State Highway 52;
thence along said Westerly right-of-way line of said Colorado State Highway 52 the following three (3) courses and distances:
1.) North 13°33'17" West, a distance of 266.40 feet;
2.) North 16°11'19" West, a distance of 389.20 feet;
3.) along the arc of a non-tangent curve to the left, having a radius of 1357.50 feet, a delta angle of 39°41'11", an arc distance of 940.28 feet, and whose long chord bears North 41°02'37" West a distance of 921.60 feet;
thence North 09°08'49" East, a distance of 184.75 feet;
thence South 89°49'11" East, a distance of 772.24 feet
thence South 89°49'14" East, a distance of 46.50 feet, to a point on the Easterly right-of-way line of Colorado State Highway 52;
thence along the Easterly and Northerly right-of-way lines of said Colorado State Highway 52 the following eight (8) courses and distances:
1.) South 00°35'05" East, a distance of 1209.39 feet;
2.) South 13°44'57" East, a distance of 195.37 feet;
3.) South 15°54'55" East, a distance of 389.20 feet;



4.) along the arc of a non-tangent curve to the left, having a radius of 1357.50 feet, a delta angle of $60^{\circ} 45' 53''$, an arc distance of 1439.69 feet, and whose long chord bears South $51^{\circ} 39' 06''$ East a distance of 1373.16 feet;

5.) South $87^{\circ} 22' 51''$ East, a distance of 389.20 feet;

6.) North $89^{\circ} 59' 10''$ East, a distance of 994.10 feet;

7.) North $89^{\circ} 59' 06''$ East, a distance of 2546.62 feet;

8.) North $44^{\circ} 49' 34''$ East, a distance of 70.50 feet;

thence departing said right-of-way line, North $89^{\circ} 17' 31''$ East, a distance of 74.78 feet, to a point on the Easterly right-of-way line of Weld County Road 19;

thence along the Easterly right-of-way line of said Weld County Road 19 the following ten (10) courses and distances;

1.) South $00^{\circ} 42' 29''$ East, a distance of 125.68 feet;

2.) South $00^{\circ} 24' 59''$ East, a distance of 829.87 feet;

3.) North $89^{\circ} 48' 59''$ East, a distance of 30.00 feet;

4.) South $00^{\circ} 24' 59''$ East, a distance of 100.00 feet;

5.) South $03^{\circ} 52' 27''$ West, a distance of 401.01 feet;

6.) South $00^{\circ} 24' 59''$ East, a distance of 400.03 feet;

7.) North $89^{\circ} 48' 59''$ East, a distance of 15.00 feet;

8.) South $00^{\circ} 24' 59''$ East, a distance of 200.00 feet;

9.) South $89^{\circ} 48' 59''$ West, a distance of 15.00 feet;

10.) South $00^{\circ} 24' 59''$ East, a distance of 452.60 feet;

thence departing said Easterly right-of-way line South $89^{\circ} 35' 01''$ West, a distance of 30.00 feet, to a point on the West line of the Southwest Quarter of Section 3;

thence North $00^{\circ} 24' 59''$ West, along the West Line of the Southwest Quarter of said Section 3, a distance of 2382.50 feet to the Point of Beginning.

Containing 1,892,628 square feet or 43.449 acres more or less.

ANNEXATION PARCEL 9

That certain parcel of land situated in the South One-half of Section 4, West One-half of Section 9, and the South One-half of Section 10 all lying in, Township 1 North, Range 67 West of the Sixth Principal Meridian, Weld County, Colorado more particularly described as follows;

Assuming the East line of the Northeast Quarter of Section 5, Township 1 North, Range 67 West, as bearing North $00^{\circ} 35' 05''$ West, between the East Quarter corner of said Section 5 as monumented with a no. 6 rebar and a 2-1/2" aluminum cap stamped by LS 38345 and the Northeast corner of said Section 5 as monumented with a no. 6 rebar and a 2-1/2" aluminum cap stamped by LS 24305, with all bearings contained herein relative thereto;

Beginning at a the Northeast corner of the Southeast Quarter of said Section 4;

thence South $00^{\circ} 24' 59''$ East, along the East line Southwest Quarter of Said Section 4, a distance of 2382.50 feet;

thence North $89^{\circ} 35' 01''$ East, a distance of 30.00 feet, to a point on the East right-of-way line of Weld County road No. 19;

thence along the East Right-of-way line of said Weld County Road no. 19, the following three (3) courses and distances;

1.) South $00^{\circ} 24' 59''$ East, a distance of 258.35 feet

2.) South $00^{\circ} 00' 04''$ West, a distance of 2643.65 feet;

3.) South 00°00'17" East, a distance of 69.79 feet;
thence along the boundaries of the Distant Thunder P.U.D. the following five (5) courses and distances;

- 1.) North 89°47'04 East, a distance of 2621.66 feet;
- 2.) North 89°48'03 East, a distance of 168.85 feet;
- 3.) South 00°06'25" East, a distance of 1256.95 feet;
- 4.) South 89°53'13" West, a distance of 169.06 feet;
- 5.) South 89°53'21" West, a distance of 2683.68 feet, to a point on the West right-of-way line

of Weld County Road 19;

thence along said Westerly right-of-way line the following ten (10) courses and distances;

- 1.) North 00°00'17" West, a distance of 1321.73 feet;
- 2.) North 00°00'04" East, a distance of 2643.70 feet;
- 3.) North 00°24'59" West, a distance of 510.97 feet;
- 4.) South 89°58'59" West, a distance of 20.00 feet;
- 5.) North 00°24'59" West, a distance of 350.00 feet;
- 6.) North 89°48'59" East, a distance of 20.00 feet;
- 7.) North 00°24'59" West, a distance of 1447.47 feet;
- 8.) North 06°08'47" West, a distance of 200.31 feet;
- 9.) North 00°24'59" West, a distance of 43.41 feet;
- 10.) North 45°20'56" West, a distance of 42.32 feet, to a point on the Southerly right-of-way line of Colorado State Highway 52;

thence South 89°59'06" West, along said Southerly right-of-way line, a distance of 1676.00 feet;
thence departing said right-of-way line, North 00°00'54" West, a distance of 60.00 feet, to a point on the North line of the Southeast Quarter of Section 4;
thence North 89°59'06" East, along said North line, a distance of 1755.47 feet to the Point of Beginning.

Contains 3,941,339 square feet or 90.481 acres, more or less.