

ORDINANCE NO. 879

**AN ORDINANCE ZONING PROPERTY ANNEXED TO THE CITY OF
DACONO AND KNOWN AS THE BUDDY/RANGER ANNEXATION**

WHEREAS, a petition for annexation of certain property, described in Exhibit A attached hereto and made a part hereof, and known as the Buddy/Ranger Annexation, was filed with the City Council of the City of Dacono; and

WHEREAS, the property was annexed to the City by Ordinance No. 878; 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 R-2 Residential District zoning for the property described in Exhibit A; and

WHEREAS, the R-2 zoning classification sought by the landowner is consistent with the City's plan for the area encompassed by the Buddy/Ranger 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 Buddy/Ranger Annexation, the legal description of which is set forth in Exhibit A and which property is depicted in Exhibit B, both of which are attached hereto and made a part hereof, is hereby zoned R-2 Residential 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 28th day of October, 2019.**

**PUBLIC HEARING AND SECOND READING WILL BE the 11th day of
November, 2019, 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 ____ day of _____, 2019.

CITY OF DACONO, COLORADO

Joe Baker
Mayor

ATTEST:

Valerie Taylor
City Clerk

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Summary of Ordinance No. 879, **“AN ORDINANCE ZONING PROPERTY ANNEXED TO THE CITY OF DACONO AND KNOWN AS THE BUDDY/RANGER ANNEXATION”**: Approves the zoning of the property annexed to the City of Dacono by the Buddy/Ranger Annexation as R-2 Residential.

EXHIBIT A

PORTIONS OF THE NORTH HALF OF SECTION 7 AND NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF DAcono, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE NORTH HALF OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, AS MONUMENTED BY A NO. 6 REBAR WITH A 2-1/2 INCH ALUMINUM CAP STAMPING ILLEGIBLE AT THE EAST QUARTER CORNER OF SAID SECTION 7 AND A NO. 6 REBAR WITH A 3-1/4 INCH ALUMINUM CAP STAMPED "PLS 31806 DILKA AT THE WEST QUARTER CORNER OF SAID SECTION 7 TO BEAR NORTH 89°47'52" WEST, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983/2007, A DISTANCE OF 5166.80 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 7:

THENCE NORTH 00°01'57" EAST ALONG THE WEST LINE OF SAID SECTION 7 A DISTANCE OF 1519.88 FEET TO THE SOUTHWEST CORNER OF A PARCEL RECORDED AT WELD COUNTY IN BOOK 314 AT PAGE 431 TO THE FARMERS RESERVOIR AND IRRIGATION COMPANY;

THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL THE FOLLOWING ELEVEN (11) COURSES:

1. NORTH 48°00'35" EAST A DISTANCE OF 40.57 FEET TO A POINT OF CURVATURE;
2. ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT 229.01 FEET, SAID CURVE HAVING A RADIUS OF 292.03 FEET, A DELTA OF 44°55'52" AND BEING SUBTENDEd BY A CHORD BEARING NORTH 70°28'31" EAST A DISTANCE OF 223.19 FEET TO A POINT OF A COMPOUND CURVE;
3. ALONG THE ARC OF A COMPOUND CURVE TO THE RIGHT 189.40 FEET, SAID CURVE HAVING A RADIUS OF 803.83 FEET, A DELTA OF 13°30'00" AND BEING SUBTENDEd BY A CHORD BEARING SOUTH 80°18'33" EAST A DISTANCE OF 188.96 FEET TO A POINT OF A NON-TANGENCY;
4. SOUTH 73°33'25" EAST A DISTANCE OF 150.00 FEET TO A POINT OF CURVATURE;
5. ALONG THE ARC OF A TANGENT CURVE TO THE LEFT 289.27 FEET, SAID CURVE HAVING A RADIUS OF 331.48 FEET, A DELTA OF 50°00'00" AND BEING SUBTENDEd BY A CHORD BEARING NORTH 81°26'35" EAST A DISTANCE OF 280.18 FEET TO A POINT OF A TANGENCY;
6. NORTH 56°26'35" EAST A DISTANCE OF 100.00 FEET TO A POINT OF CURVATURE;
7. ALONG THE ARC OF A TANGENT CURVE TO THE LEFT 233.51 FEET, SAID CURVE HAVING A RADIUS OF 313.57 FEET, A DELTA OF 42°40'00" AND BEING SUBTENDEd BY A CHORD BEARING NORTH 35°06'35" EAST A DISTANCE OF 228.15 FEET TO A POINT OF A TANGENCY;
8. NORTH 13°46'35" EAST A DISTANCE OF 334.00 FEET TO A POINT OF CURVATURE;

9. ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT 468.72 FEET, SAID CURVE HAVING A RADIUS OF 446.11 FEET, A DELTA OF 60°12'00" AND BEING SUBTENDED BY A CHORD BEARING NORTH 43°52'35" EAST A DISTANCE OF 447.46 FEET TO A POINT OF A REVERSE CURVE;
10. ALONG THE ARC OF A REVERSE CURVE TO THE LEFT 162.96 FEET, SAID CURVE HAVING A RADIUS OF 565.87 FEET, A DELTA OF 16°30'00" AND BEING SUBTENDED BY A CHORD BEARING NORTH 65°43'35" EAST A DISTANCE OF 162.40 FEET TO A POINT OF A NON-TANGENCY;
11. NORTH 56°28'35" EAST A DISTANCE OF 145.50 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD TWELVE (12);

THENCE SOUTH 89°56'38" EAST ALONG A LINE BEING 30.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN; A DISTANCE OF 800.40 FEET:

THENCE SOUTH 89°21'22" EAST ALONG A LINE BEING 30.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7 A DISTANCE OF 2633.91 FEET TO A POINT ON THE EAST LINE OF SAID NORTHEAST QUARTER;

THENCE NORTH 89°46'10" EAST A DISTANCE OF 30.00 FEET;

THENCE SOUTH 00°13'50" EAST ALONG A LINE 30.00 FEET EAST OF AND PARALLEL TO THE EAST LINE OF THE NORTH HALF OF SAID SECTION 7 A DISTANCE OF 2612.87 FEET TO A POINT 30.00 FEET EAST OF THE EAST QUARTER CORNER OF SAID SECTION 7;

THENCE SOUTH 89°45'58" WEST A DISTANCE OF 30.00 FEET TO SAID EAST QUARTER CORNER;

THENCE NORTH 89°47'52" WEST ALONG THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION A DISTANCE OF 5166.80 FEET TO THE POINT OF BEGINNING.

CITY OF DACONO, COUNTY OF WELD, STATE OF COLORADO

DESCRIBED PARCEL CONTAINS 12,389,151 SQ. FT OR 284.42 ACRES MORE OR LESS.

EXHIBIT B
(Buddy/Ranger Zoning Exhibit)