

**ORDINANCE NO. 888**

**AN ORDINANCE ZONING PROPERTY ANNEXED TO THE CITY OF  
DACONO AND KNOWN AS THE DACONO STATION ANNEXATION**

**WHEREAS**, there has been submitted to the Planning and Zoning Commission of the City of Dacono a request for approval of initial zoning of R-1 Residential District and Planned Unit Development for property annexed to the City and known as the Dacono Station Annexation; 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 R-1 and PUD zoning classifications sought by the landowner are consistent with the City's plan for the area encompassed by the Dacono Station Annexation; and

**WHEREAS**, the Dacono Planning Commission has held a public hearing on the landowner's zoning request and voted not to recommend the requested zoning, 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.** That 34.00 acre parcel shown as Tract 1 of the PUD map for Dacono Station, the legal description of which is set forth in Exhibit A and which parcel is shown on that PUD map attached hereto as Exhibit B, is hereby zoned Planned Unit Development ("PUD"). Uses within the PUD are limited to:

1. A compressor station including all equipment, buildings, and associated piping necessary for the safe and effective operation of the facility.
2. Compressor facility storage area, providing storage for various oil and gas support services, equipment, compression equipment and piping.
3. Communication tower and additional supporting communication equipment.
4. Electrical equipment needed to provide power to the associated communication equipment.
5. Pipelines and associated pipeline appurtenances necessary for the transportation of various types of hydrocarbons and water.

**Section 2.** That 266.49 acre parcel that is shown as Tract 2 and that 1.76 acre parcel shown as Tract A of the PUD map for Dacono Station, the legal descriptions of which are set

forth in Exhibit A and which parcels are shown on that PUD map attached hereto as Exhibit B, are hereby zoned R-1 Residential District.

**INTRODUCED, READ, ADOPTED ON FIRST READING, AND ORDERED PUBLISHED AND POSTED IN FULL this 8<sup>th</sup> day of June, 2020.**

**PUBLIC HEARING AND SECOND READING WILL BE the 22<sup>nd</sup> day of June, 2020 AT 6:00 P.M. SUCH PUBLIC HEARING WILL BE HELD EITHER AT DACONO CITY HALL, 512 CHERRY STREET, DACONO, CO, OR ELECTRONICALLY IN ACCORDANCE WITH PROCEDURES ADOPTED BY RESOLUTION OF THE CITY COUNCIL. IF THE HEARING WILL BE CONDUCTED AS PART OF AN ELECTRONIC MEETING, NOTICE WILL BE POSTED ON THE CITY'S WEBSITE AT LEAST SEVENTY-TWO (72) HOURS BEFORE THE MEETING WITH INSTRUCTIONS REGARDING HOW INTERESTED PERSONS MAY JOIN AND PARTICIPATE IN THE ELECTRONIC HEARING.**

**READ, ADOPTED ON SECOND READING, APPROVED, SIGNED, AND ORDERED PUBLISHED BY TITLE this \_\_\_\_ day of \_\_\_\_\_, 2020.**

CITY OF DACONO, COLORADO

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

ATTEST:

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

Summary of Ordinance No. \_\_\_\_\_, **“AN ORDINANCE ZONING PROPERTY ANNEXED TO THE CITY OF DACONO AND KNOWN AS THE DACONO STATION ANNEXATION”**: Approves the zoning of the property annexed to the City of Dacono by the Dacono Station Annexation as R-1 Residential and PUD.

**EXHIBIT A**

**TRACT 1**

BASIS OF BEARINGS: THE NORTH LINE OF THE SOUTH HALF OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, AS MONUMENTED BY A NO. 6 REBAR WITH A 3-1/4 INCH ALUMINUM CAP STAMPED "PLS 38100 DILKA" AT THE WEST QUARTER CORNER OF SAID SECTION 7 AND A NO. 6 REBAR WITH A 2-1/2 INCH ALUMINUM CAP ILLEGIBLE AT THE EAST QUARTER CORNER OF SAID SECTION 7 TO BEAR SOUTH 89°47'52" EAST, 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.

**COMMENCING** AT THE WEST QUARTER CORNER OF SAID SECTION 7;

THENCE SOUTH 89°47'52" EAST ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 7 A DISTANCE OF 5126.80 FEET TO THE NORTHWEST CORNER OF TRACT A, DACONO STATION MINOR SUBDIVISION;

THENCE SOUTH 00°14'15" EAST ALONG THE WEST LINE OF TRACT A, SAID LINE BEING 40.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 7, A DISTANCE OF 1019.79 FEET TO THE NORTHEAST CORNER OF TRACT 1 OF SAID MINOR SUBDIVISION AND THE **POINT OF BEGINNING**;

THENCE SOUTH 00°14'15" EAST CONTINUING ALONG THE WEST LINE OF SAID TRACT A A DISTANCE OF 982.20 FEET TO A POINT ON THE COMMON LINE OF TRACTS 1 AND 2, OF SAID MINOR SUBDIVISION;

THENCE ALONG SAID COMMON LINE OF TRACTS 1 AND 2 THE FOLLOWING THIRTEEN (13) COURSES;

- 1) SOUTH 70°40'27" WEST A DISTANCE OF 154.29 FEET,
- 2) SOUTH 33°17'41" WEST A DISTANCE OF 129.97 FEET;
- 3) SOUTH 01°14'16" WEST A DISTANCE OF 110.16 FEET;
- 4) SOUTH 49°08'07" WEST A DISTANCE OF 174.55 FEET;
- 5) NORTH 46°51'45" WEST A DISTANCE OF 129.79 FEET;
- 6) SOUTH 53°24'50" WEST A DISTANCE OF 199.26 FEET;
- 7) NORTH 86°39'16" WEST A DISTANCE OF 280.77 FEET;
- 8) NORTH 14°34'23" EAST A DISTANCE OF 132.13 FEET;
- 9) NORTH 02°46'19" EAST A DISTANCE OF 97.71 FEET;
- 10) NORTH 32°45'09" WEST A DISTANCE OF 224.02 FEET;
- 11) SOUTH 89°59'56" WEST A DISTANCE OF 287.14 FEET;
- 12) NORTH 00°14'23" WEST A DISTANCE OF 960.79 FEET;
- 13) NORTH 89°45'45" EAST A DISTANCE OF 1256.65 FEET TO THE **POINT OF BEGINNING**;

CITY OF DACONO, COUNTY OF WELD, STATE OF COLORADO

DESCRIBED PARCEL CONTAINS 1,481,237 SQ. FT OR 34.00 ACRES MORE OR LESS.

## EXHIBIT B

### TRACT 2

BASIS OF BEARINGS: THE NORTH LINE OF THE SOUTH HALF OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, AS MONUMENTED BY A NO. 6 REBAR WITH A 3-1/4 INCH ALUMINUM CAP STAMPED "PLS 38100 DILKA" AT THE WEST QUARTER CORNER OF SAID SECTION 7 AND A NO. 6 REBAR WITH A 2-1/2 INCH ALUMINUM CAP ILLEGIBLE AT THE EAST QUARTER CORNER OF SAID SECTION 7 TO BEAR SOUTH 89°47'52" EAST, 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.

**COMMENCING** AT THE WEST QUARTER CORNER OF SAID SECTION 7;

THENCE SOUTH 89°47'52" EAST LONG THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 7 A DISTANCE OF 90.00 FEET TO THE NORTHEAST CORNER OF THE PARCEL DESCRIBED IN RECEPTION NO. 3506120 AND RECEPTION NO. 3506122 AT THE CLERK AND RECORDER'S OFFICE OF WELD COUNTY, ALSO BEING THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 13 AND THE **POINT OF BEGINNING**;

THENCE SOUTH 89°47'52" EAST CONTINUING ALONG SAID NORTH LINE A DISTANCE OF 5036.80 FEET TO THE NORTHWEST CORNER OF TRACT A, DACONO STATION MINOR SUBDIVISION;

THENCE SOUTH 00°14'15" EAST ALONG THE COMMON LINE OF TRACTS A AND 2 OF SAID MINOR SUBDIVISION, SAID LINE BEING 40.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 7, A DISTANCE OF 1019.79 FEET TO THE NORTHEAST CORNER OF TRACT 1 OF SAID MINOR SUBDIVISION;

THENCE ALONG THE COMMON LINE OF TRACTS 1 AND 2 OF SAID MINOR SUBDIVISION THE FOLLOWING THIRTEEN (13) COURSES;

- 1) SOUTH 89°45'45" WEST A DISTANCE OF 1256.65 FEET;
- 2) SOUTH 00°14'23" EAST A DISTANCE OF 960.79 FEET;
- 3) NORTH 89°59'56" EAST A DISTANCE OF 287.14 FEET;
- 4) SOUTH 32°45'09" EAST A DISTANCE OF 224.02 FEET;
- 5) SOUTH 02°46'19" WEST A DISTANCE OF 97.71 FEET;
- 6) SOUTH 14°34'23" WEST A DISTANCE OF 132.13 FEET;
- 7) SOUTH 86°39'16" EAST A DISTANCE OF 280.77 FEET;
- 8) NORTH 53°24'50" EAST A DISTANCE OF 199.26 FEET;
- 9) SOUTH 46°51'45" EAST A DISTANCE OF 129.79 FEET;
- 10) NORTH 49°08'07" EAST A DISTANCE OF 174.55 FEET;
- 11) NORTH 01°14'16" EAST A DISTANCE OF 110.16 FEET;
- 12) NORTH 33°17'41" EAST A DISTANCE OF 129.97 FEET;
- 13) NORTH 70°40'27" EAST A DISTANCE OF 154.29 FEET TO A POINT ON THE WEST LINE OF TRACT A OF SAID MINOR SUBDIVISION;

THENCE ALONG THE COMMON LINE OF TRACTS A AND 2 OF SAID MINOR SUBDIVISION THE FOLLOWING THREE (3) COURSES;

- 1) SOUTH 00°14'15" EAST SAID LINE BEING 40.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 7, A DISTANCE OF 601.42;
- 2) THENCE NORTH 89°36'59" WEST SAID LINE BEING 40.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 7, A DISTANCE OF 2593.04 FEET;
- 3) THENCE NORTH 89°37'25" WEST SAID LINE BEING 40.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 7, A DISTANCE OF 2456.92 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 13;

THENCE NORTH 00°03'02" EAST ALONG SAID EAST RIGHT-OF-WAY LINE BEING 90.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 7 A DISTANCE OF 2587.65 FEET TO THE **POINT OF BEGINNING**;

CITY OF DACONO, COUNTY OF WELD, STATE OF COLORADO

DESCRIBED PARCEL CONTAINS 11,608,234 SQ. FT OR 266.49 ACRES MORE OR LESS.

## **TRACT A**

BASIS OF BEARINGS: THE NORTH LINE OF THE SOUTH HALF OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN, AS MONUMENTED BY A NO. 6 REBAR WITH A 3-1/4 INCH ALUMINUM CAP STAMPED "PLS 38100 DILKA" AT THE WEST QUARTER CORNER OF SAID SECTION 7 AND A NO. 6 REBAR WITH A 2-1/2 INCH ALUMINUM CAP ILLEGIBLE AT THE EAST QUARTER CORNER OF SAID SECTION 7 TO BEAR SOUTH 89°47'52" EAST, 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.

**COMMENCING** AT THE WEST QUARTER CORNER OF SAID SECTION 7;

THENCE SOUTH 89°47'52" EAST ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 7 A DISTANCE OF 5126.80 FEET TO THE NORTHEAST CORNER OF TRACT 2, DACONO STATION MINOR SUBDIVISION AND THE **POINT OF BEGINNING**;

THENCE CONTINUING SOUTH 89°47'52" EAST ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 7 A DISTANCE OF 10.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 15, AS DESCRIBED IN BOOK 86 AT PAGE 273 AT THE OFFICES OF WELD COUNTY, SAID LINE BEING 30.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 7;

THENCE SOUTH 00°14'15" EAST ALONG THE WEST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 15 A DISTANCE OF 2613.44 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 10 AS RECORDED IN BOOK 86 AT PAGE 273 AT THE OFFICES OF WELD COUNTY, SAID LINE BEING 30.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID SECTION 7;

THENCE NORTH 89°36'59" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SAID LINE BEING 30.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 7, A DISTANCE OF 2603.04 FEET;

THENCE NORTH 89°37'25" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SAID LINE BEING 30.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 7, A DISTANCE OF 2456.96 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 13 AS RECORDED UNDER RECEPTION NO. 3506120 AND RECEPTION NO. 3506122 IN THE OFFICES OF WELD COUNTY;

THENCE NORTH 00°03'02" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, SAID LINE BEING 90.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 7, A DISTANCE OF 10.00 FEET TO THE SOUTHWEST CORNER OF TRACT 2, DACONO STATION MINOR SUBDIVISION;

THENCE SOUTH 89°37'25" EAST ALONG THE COMMON LINE OF TRACTS A AND 2 OF SAID MINOR SUBDIVISION, SAID LINE BEING 40.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 7, A DISTANCE OF 2456.92 FEET;

THENCE SOUTH 89°36'59" EAST ALONG SAID COMMONLINE OF TRACTS A AND 2, SAID LINE BEING 40.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 7, A DISTANCE OF 2593.04 FEET;

THENCE NORTH 00°14'15" WEST ALONG THE COMMON LINE OF TRACTS A, 1 AND 2 OF SAID MINOR SUBDIVISION SAID LINE BEING 40.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 7, A DISTANCE OF 2603.41 FEET TO THE **POINT OF BEGINNING**;

CITY OF DACONO, COUNTY OF WELD, STATE OF COLORADO

DESCRIBED PARCEL CONTAINS 76,735 SQ. FT OR 1.76 ACRES MORE OR LESS.

**EXHIBIT B**  
(Dacono Station PUD Map)