

ORDINANCE NO. 753

**AN ORDINANCE ZONING PROPERTY ANNEXED TO THE CITY OF
DACONO AND KNOWN AS THE COMO-DACONO ANNEXATION.**

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

WHEREAS, the property was annexed to the City by ordinance; 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 generally consistent with the City's plan for the area encompassed by the COMO-Dacono 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 COMO-Dacono Annexation, 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 BY TITLE AND POSTED IN FULL this 14th day of March, 2011.**

**PUBLIC HEARING AND SECOND READING WILL BE THE 28th day of March,
2011, 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 _____, 2011.**

CITY OF DACONO, COLORADO

Charles Sigman, Mayor

ATTEST:

Valerie Elliott, City Clerk

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Summary of Ordinance No. 753, "AN ORDINANCE ZONING PROPERTY ANNEXED TO THE CITY OF DACONO AND KNOWN AS THE COMO-DACONO ANNEXATION": Approves the zoning of the property annexed to the City of Dacono by the COMO-Dacono Annexation as I-1 Light Industrial District.

EXHIBIT A

COMO-DACONO ANNEXATION LEGAL DESCRIPTION*

A PART OF W 1/2 OF THE SW 1/4 AND THE S 1/2 OF THE NW 1/4 OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M.. COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NW CORNER OF SAID S 1/2 OF THE NW 1/4; THENCE COINCIDENT WITH THE NORTH LINE OF SAID S 1/2 OF THE NW 1/4 N 89°25'37" E, A DISTANCE OF 50.00 FEET TO THE PRESENT CITY OF DACONO CITY LIMITS LINE AS SHOWN ON THE ANNEXATION MAP RECORDED AT RECEPTION NO. 02245950, WELD COUNTY RECORDS, BEING THE POINT OF BEGINNING:

THENCE CONTINUING WITH SAID NORTH LINE, N 89°25'37" E, DEPARTING FROM SAID PRESENT CITY LIMITS LINE A DISTANCE OF 2109.89 FEET; THENCE S 35°09'27" W, A DISTANCE OF 248.10 FEET; THENCE S 56°59'51" W, A DISTANCE OF 313.96 FEET; THENCE S 13°48'55" W, A DISTANCE OF 108.26 FEET; THENCE S 23°04'35" W, A DISTANCE OF 97.44 FEET; THENCE

S 03°52'49" W, A DISTANCE OF 157.23 FEET; THENCE S 18°49'42" W, A DISTANCE OF 154.18 FEET; THENCE S 48°55'42" W, A DISTANCE OF 62.46 FEET, TO A NON-TANGENT CURVE TO THE RIGHT, THE RADIUS OF SAID CURVE IS 172.98 FEET, THE CENTRAL ANGLE OF SAID CURVE IS 32°50'45", THE CHORD OF SAID CURVE BEARS S 75°45'09" W, 97.81 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 99.16 FEET TO THE END OF SAID CURVE AND THE BEGINNING OF A COMPOUND CURVE TO THE LEFT, THE RADIUS OF SAID CURVE IS 30.00 FEET, THE CENTRAL ANGLE OF SAID CURVE IS 35°42'41", THE CHORD OF SAID CURVE BEARS

S 74°19'11" W, 18.40 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 18.70 FEET TO THE END OF SAID CURVE AND TO THE BEGINNING OF A COMPOUND CURVE TO THE LEFT, THE RADIUS OF SAID CURVE IS 182.50 FEET, THE CENTRAL ANGLE OF SAID CURVE IS 38°39'28", THE CHORD OF SAID CURVE BEARS S 37°08'07" W, 120.81 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 123.13 FEET TO THE END OF SAID CURVE; THENCE S 17°48'23" W TANGENT WITH THE LAST DESCRIBED COURSE, A DISTANCE OF 248.09 FEET; THENCE THE FOLLOWING 9 COURSES AND DISTANCES;

- 1) S 24°46'58" W, A DISTANCE OF 71.62 FEET, TO THE NORTH LINE OF SAID W 1/2 OF THE SW 1/4;
- 2) S 08°41'57" W, A DISTANCE OF 524.30 FEET;
- 3) S 63°17'10" W, A DISTANCE OF 327.53 FEET;
- 4) S 35°57'22" W, A DISTANCE OF 161.26 FEET;
- 5) S 07°40'56" W, A DISTANCE OF 156.22 FEET;
- 6) S 39°52'27" W, A DISTANCE OF 126.12 FEET;
- 7) S 61°48'27" W, A DISTANCE OF 198.77 FEET;
- 8) S 79°34'31" W, A DISTANCE OF 220.26 FEET;
- 9) S 46°48'44" W, A DISTANCE OF 383.26 FEET, TO THE PRESENT CITY OF DACONO, CITY LIMITS LINE, AS SHOWN ON THE ANNEXATION MAP, RECORDED AT REC. NO. 02245950, WELD COUNTY RECORDS; THENCE COINCIDENT WITH SAID PRESENT CITY LIMITS LINE, N 00°01'30" W A DISTANCE OF 1432.55 FEET TO THE SOUTH LINE OF SAID S 1/2 OF THE NW 1/4; THENCE COINCIDENT WITH SAID PRESENT CITY LIMITS LINE, N 00°01'30" W, A DISTANCE OF 1329.10 FEET TO THE POINT OF BEGINNING

CONTAINS 3,324,369.83 SQ. FT OR 76.317 ACRES MORE OR LESS.

BASIS OF BEARING

THE WEST LINE OF SECTION 11, IS ASSUMED TO BEAR N 00°01'30" W, TAKEN FROM THE ANNEXATION MAP RECORDED AT RECEPTION NO. 02245950, WELD COUNTY RECORDS.