

**ORDINANCE NO. 822**

**AN ORDINANCE REZONING CERTAIN PROPERTY WITHIN THE CITY COMPRISING A PORTION OF THE AUTUMN VALLEY RANCH OVERALL FINAL PLAT AND APPROVING A PLANNED UNIT DEVELOPMENT PRELIMINARY DEVELOPMENT PLAN FOR SUCH PROPERTY.**

**WHEREAS**, the City Council has approved an Overall Final Plat for the Autumn Valley Ranch Subdivision, pursuant to which a final plat for the Autumn Valley Ranch Subdivision Filing No. 1 was recorded with the Weld County Clerk and Recorder on July 19, 2005 at Reception No. 3304178; and

**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 the balance of the Overall Final Plat that was not included within Filing No. 1, from MH Pre-Manufactured Housing District to R-1 Residential District, and for approval of the Autumn Valley Ranch PUD Preliminary Development Plan (the "PDP") to overlay the R-1 zoning;

**WHEREAS**, the existing zoning for the Property is MH Pre-Manufactured Housing District, and the application requests the Property be rezoned to R-1 Residential District; and

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

**WHEREAS**, the City Council further finds the proposed PDP 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 and depicted on Exhibit A attached hereto and made a part hereof, is hereby rezoned R-1 Residential

District pursuant to the zoning ordinances and development regulations of the City, and the City zoning map shall be amended accordingly.

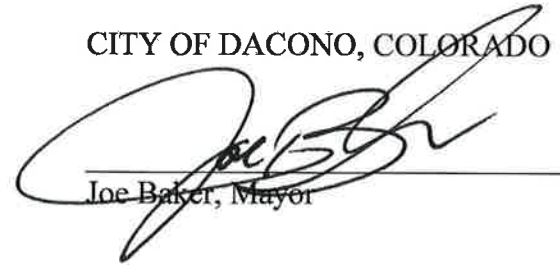
**Section 2.** The Autumn Valley Ranch PUD Preliminary Development Plan is hereby approved.

**INTRODUCED, READ, ADOPTED ON FIRST READING, AND ORDERED PUBLISHED AND POSTED by title this 24<sup>th</sup> day of October, 2016.**

**PUBLIC HEARING AND SECOND READING WILL BE THE 14th DAY OF November, 2016, 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 14<sup>th</sup> day of November, 2016.**

CITY OF DACONO, COLORADO



Joe Baker, Mayor

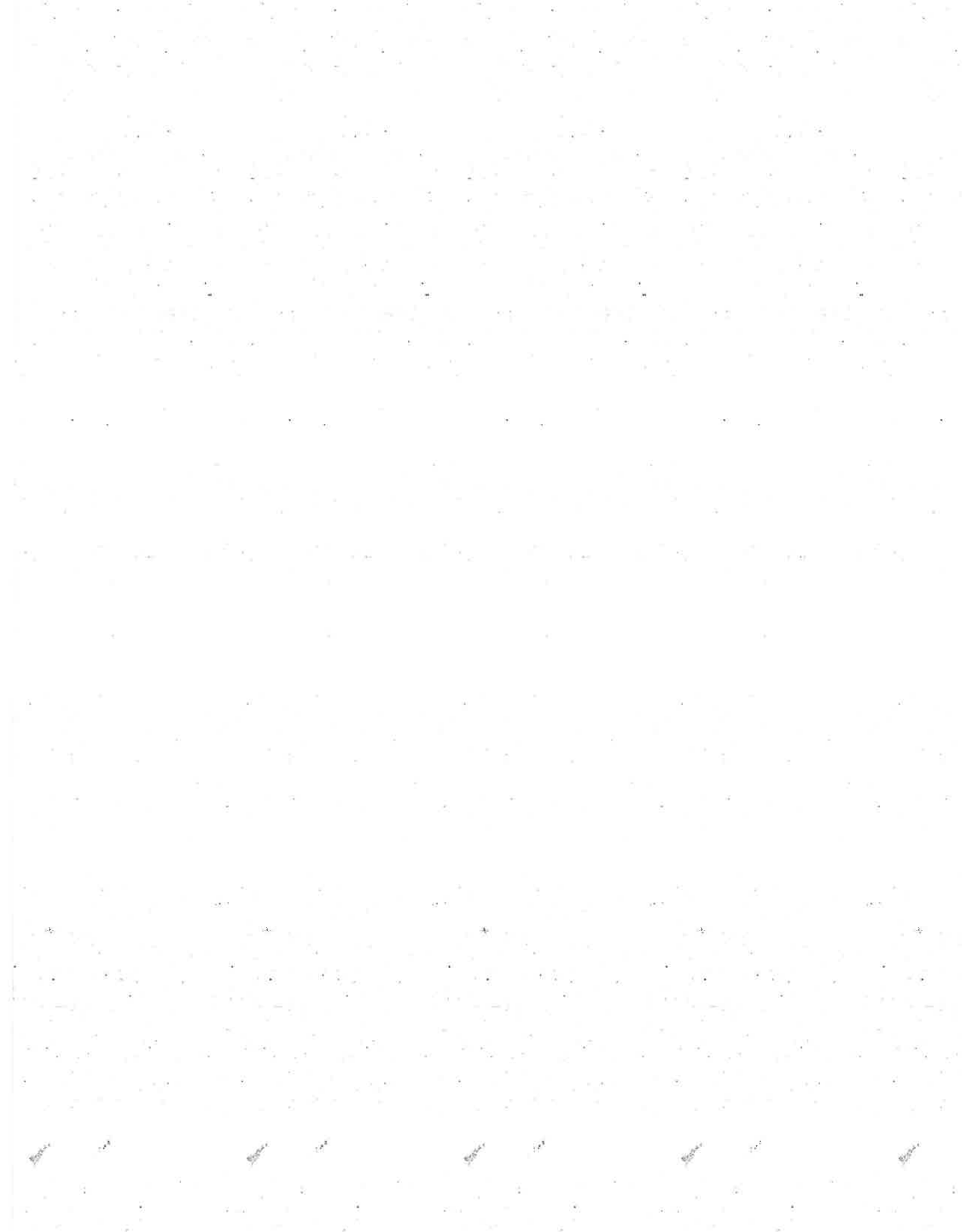
ATTEST:



Valerie Taylor, City Clerk

**EXHIBIT A**

**Autumn Valley Ranch Rezoning Map**



# AUTUMN VALLEY RANCH REZONING

LOCATED IN THE SOUTH HALF OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN CITY OF DAcono, COUNTY OF WELD, STATE OF COLORADO

47.578 Acres

- LEGEND**
- ① BLOCK NO.
  - ▨ NOT A PART OF REZONING

**LEGAL DESCRIPTION**

A TRACT OF LAND LOCATED IN THE S1/2 OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF DAcono, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 6, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 6 BEARS NORTH 89°11'22" WEST (BASIS OF BEARING); THENCE NORTH 89°11'22" WEST, 70.01 FEET ALONG THE NORTH LINE OF THE SE1/4 OF SAID SECTION 6 TO THE LINE OF GLENS OF DAcono UNIT NO. 3, A SUBDIVISION IN THE CITY OF DAcono, COUNTY OF WELD, STATE OF COLORADO, ACCORDING TO THE RECORDED PLAT THEREOF;

THENCE SOUTH 00°39'29" EAST, 79.95 FEET ALONG THE EAST LINE OF SAID GLENS OF DAcono UNIT NO. 3 TO THE SOUTHEAST CORNER THEREOF;

THENCE SOUTH 85°00'00" WEST, 155.55 FEET ALONG THE SOUTHERLY LINE OF SAID GLENS OF DAcono UNIT NO. 3 TO A POINT OF CURVE TO THE LEFT;

THENCE SOUTHWESTERLY, 384.15 FEET ALONG THE ARC OF SAID CURVE AND ALONG THE SOUTHERLY LINE OF SAID GLENS OF DAcono UNIT NO. 3 TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 620.00 FEET, A CENTRAL ANGLE OF 35°30'00", AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 67°15'00" WEST, 378.03 FEET;

THENCE SOUTH 49°30'00" WEST, 135.94 FEET ALONG THE SOUTHERLY LINE OF SAID GLENS OF DAcono UNIT NO. 3 TO A POINT OF CURVE TO THE RIGHT;

THENCE SOUTHWESTERLY, 106.07 FEET ALONG THE ARC OF SAID CURVE AND ALONG THE SOUTHERLY LINE OF SAID GLENS OF DAcono UNIT NO. 3 TO A POINT OF COMPOUND CURVE TO THE RIGHT, SAID ARC HAVING A RADIUS OF 715.00 FEET, A CENTRAL ANGLE OF 08°30'00", AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 53°45'00" WEST, 105.98 FEET;

THENCE WESTERLY, 88.07 FEET ALONG THE ARC OF SAID CURVE AND ALONG THE SOUTHERLY LINE OF SAID GLENS OF DAcono UNIT NO. 3 TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 165.00 FEET, A CENTRAL ANGLE OF 30°35'00", AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 73°17'30" WEST, 87.03 FEET;

THENCE SOUTH 88°35'00" WEST, 482.73 FEET ALONG THE SOUTHERLY LINE OF SAID GLENS OF DAcono UNIT NO. 3 TO A POINT OF CURVE TO THE RIGHT;

THENCE NORTHWESTERLY, 219.42 FEET ALONG THE ARC OF SAID CURVE AND ALONG THE SOUTHERLY LINE OF SAID GLENS OF DAcono UNIT NO. 3, SAID ARC HAVING A RADIUS OF 585.00 FEET, A CENTRAL ANGLE OF 21°29'28", AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 80°40'17" WEST, 218.14 FEET;

THENCE SOUTH 19°35'10" WEST, 153.40 FEET;

THENCE SOUTH 13°50'29" WEST, 89.41 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 13°50'29" EAST, 89.41 FEET;

THENCE NORTH 19°35'10" EAST, 153.40 FEET TO THE SOUTHERLY LINE OF SAID GLENS OF DAcono UNIT NO. 3;

THENCE NORTHWESTERLY, 73.27 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH AND ALONG THE SOUTHERLY LINE OF SAID GLENS OF DAcono UNIT NO. 3 TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 585.00 FEET, A CENTRAL ANGLE OF 07°10'34", AND BEING SUBTENDED BY CHORD THAT BEARS NORTH 66°20'17" WEST, 73.22 FEET;

THENCE NORTH 82°45'00" WEST, 93.72 FEET ALONG THE SOUTHERLY LINE OF SAID GLENS OF DAcono UNIT NO. 3 TO A POINT OF CURVE TO THE LEFT;

THENCE NORTHWESTERLY, 19.12 FEET ALONG THE ARC OF SAID CURVE AND ALONG THE SOUTHERLY LINE OF SAID GLENS OF DAcono UNIT NO. 3 TO THE SOUTHWEST CORNER THEREOF, SAID POINT ALSO BEING THE SOUTHEAST CORNER THE PARK TRACT CONVEYED TO THE TOWN OF DAcono AS DESCRIBED IN WARRANTY DEED RECORDED FEBRUARY 22, 1972, IN BOOK 662 AS RECEPTION NO. 1584126 OF THE RECORDS OF WELD COUNTY, COLORADO, SAID ARC HAVING A RADIUS OF 860.00 FEET, A CENTRAL ANGLE OF 01°16'27", AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 63°23'14" WEST, 19.12 FEET;

THENCE CONTINUING NORTHWESTERLY, 397.40 FEET ALONG THE ARC OF SAID CURVE AND ALONG THE SOUTHERLY LINE OF SAID PARK TRACT TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 860.00 FEET, A CENTRAL ANGLE OF 26°28'33", AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 77°15'44" WEST, 393.87 FEET;

THENCE SOUTH 89°30'00" WEST, 482.50 FEET ALONG THE SOUTHERLY LINE OF SAID PARK TRACT TO A POINT OF CURVE TO THE LEFT;

THENCE SOUTHWESTERLY, 267.87 FEET ALONG THE ARC OF SAID CURVE AND ALONG THE SOUTHERLY LINE OF SAID PARK TRACT TO THE MOST SOUTHERLY CORNER THEREOF, SAID POINT ALSO BEING A NORTHEASTERLY CORNER OF THE SCHOOL TRACT CONVEYED TO THE TOWN OF DAcono AS DESCRIBED IN SAID BOOK 662 AS RECEPTION NO. 1584126 AND A POINT OF COMPOUND CURVE TO THE LEFT, SAID ARC HAVING A RADIUS OF 257.95 FEET, A CENTRAL ANGLE OF 59°30'00", AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 59°45'00" WEST, 256.00 FEET;

THENCE SOUTHWESTERLY, 152.80 FEET ALONG THE ARC OF SAID CURVE AND ALONG THE EASTERLY LINE OF SAID SCHOOL TRACT TO A POINT TANGENT, SAID ARC HAVING A RADIUS OF 515.00 FEET, A CENTRAL ANGLE OF 17°00'00", AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 21°30'00" WEST, 152.24 FEET;

THENCE SOUTH 13°00'00" WEST, 318.51 FEET ALONG THE EASTERLY LINE OF SAID SCHOOL TRACT TO THE SOUTHEAST CORNER THEREOF;

THENCE SOUTH 89°11'22" EAST, 92.90 FEET;

THENCE SOUTH 15°21'03" WEST, 1305.20 FEET;

THENCE SOUTH 18°33'50" WEST, 270.09 FEET;

THENCE SOUTH 24°40'50" WEST, 174.88 FEET TO A POINT OF CURVE TO THE RIGHT;

THENCE SOUTHWESTERLY, 122.21 FEET ALONG THE ARC OF SAID CURVE TO THE SOUTH LINE OF THE SW1/4 OF SAID SECTION 6, SAID ARC HAVING A RADIUS OF 548.15 FEET, A CENTRAL ANGLE OF 12°48'26", AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 31°04'03" WEST, 121.95 FEET;

THENCE SOUTH 89°30'25" EAST, 757.16 FEET ALONG THE SOUTH LINE OF THE SW1/4 OF SAID SECTION 6 TO THE SOUTH QUARTER CORNER OF SAID SECTION 6;

THENCE SOUTH 88°55'18" EAST, 875.83 FEET ALONG THE SOUTH LINE OF THE SE1/4 OF SAID SECTION 6 TO A POINT ON A LINE FROM WHICH THE TRUE POINT OF BEGINNING BEARS NORTH 04°21'43" EAST;

THENCE NORTH 04°21'43" EAST, 1994.25 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM PARCEL CONVEYED TO THE FARMERS RESERVOIR AND IRRIGATION CO., BY DEEDS RECORDED SEPTEMBER 24, 1999 AS RECEPTION NO. 2722735 AND RE-RECORDED SEPTEMBER 29, 1999 AS RECEPTION NO. 2723568.

ALSO EXCEPTING THEREFROM ALL OF AUTUMN VALLEY RANCH SUBDIVISION FILING NO. 1, A SUBDIVISION OF A PART OF THE CITY OF DAcono, COUNTY OF WELD, STATE OF COLORADO, ACCORDING TO THE PLAT RECORDED JULY 19, 2005 AT RECEPTION NO. 3304179.

**ZONING**

EXISTING CITY OF DAcono: MH (MANUFACTURED HOUSING)

PROPOSED CITY OF DAcono ZONING: R1 (RESIDENTIAL HOUSING)

**NOTICE**

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT THIS ZONING MAP ACCURATELY REPRESENTS THE PROPERTY PROPOSED FOR ZONING.

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR PLS #

DATE: \_\_\_\_\_

TITLE: REZONING EXHIBIT

DATE: SEPTEMBER 19, 2016

**Calibre**

Calibre Engineering, Inc.  
9090 South Ridgeline Boulevard, Suite 105  
Highlands Ranch, CO 80129 (303) 730-0434  
www.calibre-engineering.com  
Construction Management Civil Engineering Surveying

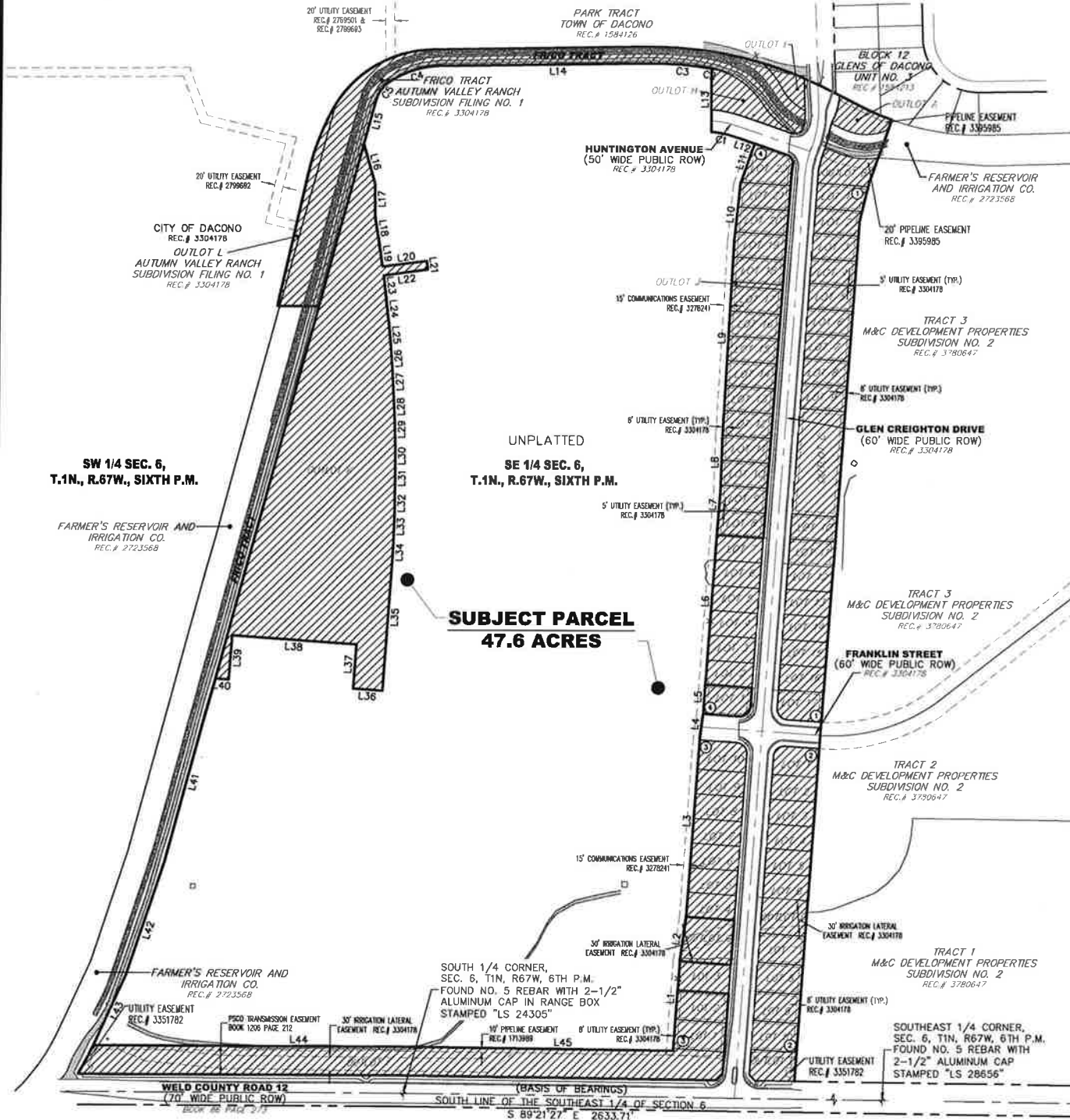
SHEET 1 OF 1

**LINE TABLE**

TAG	LENGTH	DIRECTION
L1	203.56'	N03°55'34"E
L2	101.87'	N07°36'05"E
L3	402.00'	N03°55'34"E
L4	60.10'	N07°15'38"E
L5	86.00'	N03°54'14"E
L6	340.35'	N03°55'34"E
L7	103.78'	N03°55'34"E
L8	116.38'	N01°35'52"E
L9	448.19'	N02°58'49"E
L10	127.77'	N05°28'17"E
L11	99.10'	N19°09'01"E
L12	48.72'	N70°50'59"W
L13	142.96'	N00°26'09"W
L14	468.23'	S89°08'31"W
L15	103.35'	S14°54'54"W
L16	92.89'	S15°57'55"E
L17	74.78'	S01°04'40"E
L18	60.56'	S08°54'38"E
L19	55.09'	S08°15'00"E
L20	100.00'	N82°12'10"E
L21	20.00'	S07°38'15"E
L22	100.00'	S82°12'10"W
L23	54.53'	S07°01'07"E
L24	55.09'	S06°07'09"E
L25	55.37'	S05°12'32"E
L26	54.16'	S04°18'47"E
L27	54.46'	S03°25'04"E
L28	54.46'	S02°31'21"E
L29	54.46'	S01°37'38"E
L30	54.46'	S00°43'55"E
L31	54.46'	S00°09'28"W
L32	54.47'	S01°03'32"W
L33	54.45'	S01°57'15"W
L34	53.71'	S02°36'38"W
L35	289.72'	S03°55'34"W
L36	65.83'	N86°04'26"W
L37	100.00'	N03°55'34"E
L38	280.00'	N86°04'26"W
L39	100.00'	S03°55'34"W
L40	29.61'	N86°04'26"W
L41	430.85'	S14°54'54"W
L42	270.09'	S18°07'41"W
L43	174.88'	S24°14'41"W
L44	695.66'	S89°56'34"E
L45	604.93'	S89°21'27"E

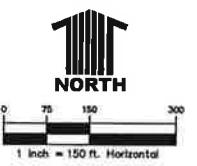
**CURVE TABLE**

CURVE NO.	LENGTH	RADIUS	DELTA
C1	52.77'	205.00'	14°45'00"
C2	4.05'	180.00'	1°17'20"
C3	133.23'	693.00'	11°00'55"
C4	125.43'	223.00'	32°13'35"
C5	53.51'	73.00'	42°00'02"



**NOTES**

- BEARINGS SHOWN HEREON ARE BASED UPON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 67 WEST OF THE 6TH P.M., MONUMENTED AS SHOWN HEREON AND HAVING A BEARING OF S89°21'27"E.
- RECORDED EASEMENTS AND RIGHTS-OF-WAY, IF ANY, ARE SHOWN ON THIS PLAT AS DISCLOSED IN LAWYERS TITLE INSURANCE CORPORATION COMMITMENT NUMBER 097-C2017057-058-058, EFFECTIVE DATE NOVEMBER 6, 2015. NO ADDITIONAL RESEARCH WAS COMPLETED.
- ACCORDING TO FIRM FLOOD INSURANCE RATE MAP, MAP NUMBER 08123C2083E, EFFECTIVE DATE JANUARY 20, 2016, TOWN OF DAcono, STATE OF COLORADO, WELD COUNTY, THE SUBJECT PROPERTY LIES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOODPLAIN.
- THIS MAP WAS PREPARED EXCLUSIVELY FOR ZONING PURPOSES AND IS NOT INTENDED TO BE A LAND SURVEY PLAT IN ACCORDANCE WITH COLORADO REVISED STATUTES.



**Summary of Ordinance No. 822, "AN ORDINANCE REZONING CERTAIN PROPERTY WITHIN THE CITY COMPRISING A PORTION OF THE AUTUMN VALLEY RANCH OVERALL FINAL PLAT AND APPROVING A PLANNED UNIT DEVELOPMENT PRELIMINARY DEVELOPMENT PLAN FOR SUCH PROPERTY.":**

Rezones from MH Manufactured Housing District to R-1 Residential District and approves a PDP for property located within the proposed Autumn Valley Ranch subdivision in the City of Dacono.