

**ORDINANCE NO. 925**

**AN ORDINANCE ZONING PROPERTY ANNEXED TO THE CITY OF  
DACONO AND KNOWN AS THE RIDGE LANDS IV ANNEXATION**

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

**WHEREAS**, the property was annexed to the City by Ordinance No. 924; 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 Civic/Open Space District (COS) zoning for the property described in Exhibit A; and

**WHEREAS**, the COS zoning classification sought by the landowner is consistent with the City's plan for the area encompassed by the Ridge Lands IV 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 Ridge Lands IV Annexation, the legal description of which is set forth in Exhibit A and which property is depicted in the Ridge Lands IV Zoning Exhibit, both of which are attached hereto and made a part hereof, is hereby zoned Civic/Open Space District (COS) 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 13<sup>th</sup> day of June, 2022.**

**PUBLIC HEARING AND SECOND READING WILL BE the 27<sup>th</sup> day of June, 2022, AT 6:00 P.M. AT THE DACONO CITY HALL ANNEX, 512 CHERRY STREET, BUILDING C, DACONO, CO.**

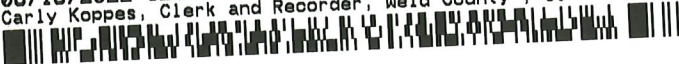
READ, ADOPTED ON SECOND READING, APPROVED, SIGNED, AND ORDERED PUBLISHED BY TITLE this 27<sup>th</sup> day of June, 2022.

CITY OF DACONO, COLORADO

  
\_\_\_\_\_  
Adam Morehead  
Mayor


ATTEST:

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

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Carly Koppes, Clerk and Recorder, Weld County, CO  


Summary of Ordinance No. 925, "AN ORDINANCE ZONING PROPERTY ANNEXED TO THE CITY OF DACONO AND KNOWN AS THE RIDGE LANDS IV ANNEXATION": Approves the initial zoning of the property annexed to the City of Dacono by the Ridge Lands IV Annexation as Civic/Open Space (COS).

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Carly Koppes, Clerk and Recorder, Weld County, CO



**EXHIBIT A**  
**Legal Description**

RIDGE LANDS IV ANNEXATION TO THE CITY OF DACONO:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 1 FROM WHENCE THE CENTER QUARTER CORNER BEARS S00°06'46"E (BASIS OF BEARINGS);

THENCE S00°06'46"W, 175.70 FEET ALONG THE WESTERLY LINE OF THE NORTHEAST QUARTER OF SECTION 1 TO THE SOUTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY 52, BEING THE POINT OF BEGINNING;

THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY 52 THE FOLLOWING TWO COURSES:

- 1) S89°43'49"E, 21.00 FEET;
- 2) N45°12'11"E, 26.83 FEET;

THENCE S00°06'46"W, 286.36 FEET ALONG A LINE PARALLEL WITH AND 40.00 FEET EAST OF THE WESTERLY LINE OF THE NORTHEAST QUARTER OF SECTION 1 TO AN ANGLE POINT OF THE "SHARPE II ANNEXATION";

THENCE ALONG THE WESTERLY LINE OF SAID "SHARPE II ANNEXATION" THE FOLLOWING FIVE COURSES:

- 1) S00°06'46"W 1,153.94 FEET;
- 2) S89°51'00"E, 20.00 FEET;
- 3) S00°06'46"W, 20.00 FEET;
- 4) N89°51'00"W, 20.00 FEET;
- 5) S00°06'46"W, 730.00 FEET TO THE NORTHERLY LINE OF "RIDGE LANDS III ANNEXATION";

THENCE N89°51'00"W, 40.00 FEET ALONG SAID NORTHERLY LINE TO THE EASTERLY LINE OF "RIDGE LANDS ANNEXATION";

THENCE N00°06'46"E, 2,171.39 FEET ALONG SAID EASTERLY LINE (ALSO BEING THE WESTERLY LINE OF THE NORTHEAST QUARTER OF SECTION 1) TO THE POINT OF BEGINNING, CONTAINING 2.01 ACRES, MORE OR LESS.

DESCRIPTION PREPARED BY:  
BO BAIZE, COLORADO PLS 37990  
FOR AND ON BEHALF OF HURST & ASSOCIATES, INC.

