

ORDINANCE NO. 17-22

AN ORDINANCE REZONING 21.8 ACRES AT THE INTERSECTION OF FALL RIVER ROAD AND FISH HATCHERY ROAD FROM A-1 (ACCOMMODATIONS) TO RM (MULTI-FAMILY RESIDENTIAL)

WHEREAS, a property 21.8 acres in size, legally described on Exhibit A, is currently zoned A-1 (Accommodations); and

WHEREAS, the property owner (Town of Estes Park) has requested that the subject property be rezoned to RM (Multi-Family Residential); and

WHEREAS, the Estes Park Planning Commission has recommended approval of the rezoning as proposed; and

WHEREAS, the Board of Trustees of the Town of Estes Park has determined that the rezoning application meets all review criteria of the Estes Park Development Code and that it is in the best interest of the Town that the recommended zoning change be granted.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF ESTES PARK, COLORADO AS FOLLOWS:

Section 1: The application for rezoning from A-1 to RM is hereby approved. The Town Administrator or designee shall record this Ordinance with the County Clerk and Recorder. The effective date of this rezoning shall be the date that this Ordinance is recorded with the County Clerk and Recorder. To the extent only that they conflict with this Ordinance, the Council repeals any conflicting ordinances or parts of ordinances.

Section 2: This Ordinance shall take effect and be enforced 30 days after its adoption and publication.

PASSED AND ADOPTED by the Board of Trustees of the Town of Estes Park, Colorado this 25th day of October, 2022.

TOWN OF ESTES PARK
/s/Wendy Koenig, Mayor

ATTEST:
/s/Jackie Williamson, Town Clerk

I hereby certify that the above Ordinance was introduced at a regular meeting of the Board of Trustees on the 25th day of October, 2022 and published by title in a newspaper of general circulation in the Town of Estes Park, Colorado, on the 28th day of October, 2022, all as required by the Statutes of the State of Colorado.

/s/Jackie Williamson, Town Clerk

APPROVED AS TO FORM:
/s/Dan Kramer, Town Attorney

PARCEL A

A PARCEL OF LAND BEING LOCATED IN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 73 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ESTES PARK, COUNTY OF LARIMER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH CENTER SIXTEENTH CORNER OF SAID SECTION 16, AS MONUMENTED BY A 2-1/2" BRASS CAP STAMPED "U.S. GENERAL LAND OFFICE", WHENCE THE CENTER QUARTER OF SAID SECTION 16, AS MONUMENTED BY 2-1/2" BRASS CAP STAMPED "GENERAL LAND OFFICE", BEARS N 00°37'00" E, A DISTANCE OF 1275.75 FEET FORMING THE BASIS OF BEARINGS USED IN THIS DESCRIPTION;

THENCE ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, N 00°37'00" E, A DISTANCE OF 259.62 FEET TO THE **POINT OF BEGINNING**;

THENCE DEPARTING SAID EAST LINE, N 79°18'57" W, A DISTANCE OF 552.55 FEET;
THENCE N 78°56'23" W, A DISTANCE OF 7.24 FEET;
THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 12°11'03", A RADIUS OF 551.70 FEET, AN ARC LENGTH OF 117.32 FEET AND A CHORD BEARING AND DISTANCE OF N 72°28'16" W, 117.10 FEET;
THENCE ALONG A COMPOUND CURVE TO THE RIGHT WITH A CENTRAL ANGLE OF 11°52'23", A RADIUS OF 551.70 FEET, AN ARC LENGTH OF 114.32 FEET AND A CHORD BEARING AND DISTANCE OF N 60°26'33" W, 114.12 FEET;
THENCE S 00°37'00" W, A DISTANCE OF 467.37 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF SAID SOUTHWEST QUARTER;
THENCE ALONG SAID SOUTH LINE, S 89°04'25" W, A DISTANCE OF 1,829.22 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHWEST QUARTER;
THENCE DEPARTING SAID SOUTH LINE AND ALONG SAID WEST LINE, N 00°07'41" E, A DISTANCE OF 1,263.62 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER;
THENCE DEPARTING SAID WEST LINE AND ALONG SAID NORTH LINE, N 88°48'44" E, A DISTANCE OF 866.83 FEET;
THENCE DEPARTING SAID NORTH LINE, S 01°11'16" E, A DISTANCE OF 415.06 FEET;
THENCE S 59°56'07" E, A DISTANCE OF 352.64 FEET;
THENCE N 87°06'25" E, A DISTANCE OF 190.56 FEET;
THENCE N 87°03'52" E, A DISTANCE OF 365.54 FEET;
THENCE S 81°52'31" E, A DISTANCE OF 83.38 FEET;
THENCE S 89°39'43" E, A DISTANCE OF 101.15 FEET;
THENCE N 68°42'43" E, A DISTANCE OF 103.19 FEET;
THENCE N 88°21'45" E, A DISTANCE OF 42.34 FEET;
THENCE S 77°09'28" E, A DISTANCE OF 99.23 FEET;
THENCE S 47°32'13" E, A DISTANCE OF 117.81 FEET;
THENCE S 63°54'02" E, A DISTANCE OF 34.34 FEET;
THENCE S 87°02'45" E, A DISTANCE OF 64.48 FEET;
THENCE N 82°49'41" E, A DISTANCE OF 104.02 FEET;
THENCE N 60°37'26" E, A DISTANCE OF 178.87 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHWEST QUARTER;
THENCE ALONG SAID EAST LINE, S 00°30'34" W, A DISTANCE OF 423.78 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 2,017,578 SQ. FT. OR 46.317 ACRES, MORE OR LESS.

PARCEL B

A PARCEL OF LAND BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 73 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ESTES PARK, COUNTY OF LARIMER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER OF SAID SECTION 16, AS MONUMENTED BY 2-1/2" BRASS CAP STAMPED "GENERAL LAND OFFICE", WHENCE THE SOUTH CENTER SIXTEENTH CORNER OF SAID SECTION 16, AS MONUMENTED BY A 2-1/2" BRASS CAP STAMPED "U.S. GENERAL LAND OFFICE", BEARS S 00°37'00" W, A DISTANCE OF 1275.75 FEET FORMING THE BASIS OF BEARINGS USED IN THIS DESCRIPTION;

THENCE TO ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, S 00°37'00" W, A DISTANCE OF 187.82 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID EAST LINE, S 00°37'00" W, A DISTANCE OF 404.52 FEET;
THENCE DEPARTING SAID EAST LINE, S 60°37'26" W, A DISTANCE OF 178.87 FEET;
THENCE S 82°49'41" W, A DISTANCE OF 104.02 FEET;
THENCE N 87°02'45" W, A DISTANCE OF 64.48 FEET;
THENCE N 63°54'02" W, A DISTANCE OF 34.34 FEET;
THENCE N 47°32'13" W, A DISTANCE OF 117.81 FEET;
THENCE N 77°09'28" W, A DISTANCE OF 99.23 FEET;
THENCE S 88°21'45" W, A DISTANCE OF 42.34 FEET;
THENCE S 68°42'43" W, A DISTANCE OF 103.19 FEET;
THENCE N 89°39'43" W, A DISTANCE OF 101.15 FEET;
THENCE N 81°52'31" W, A DISTANCE OF 83.38 FEET;
THENCE S 87°03'52" W, A DISTANCE OF 365.54 FEET;
THENCE S 87°06'25" W, A DISTANCE OF 190.56 FEET;
THENCE N 59°56'07" W, A DISTANCE OF 352.64 FEET;
THENCE N 01°11'16" W, A DISTANCE OF 415.06 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER;
THENCE ALONG SAID NORTH LINE, N 88°48'44" E, A DISTANCE OF 999.36 FEET;
THENCE DEPARTING SAID NORTH LINE, S 76°47'46" E, A DISTANCE OF 755.29 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 949,678 SQ. FT. OR 21.802 ACRES, MORE OR LESS.