

**ORDINANCE NO. 2019-1061**  
**INTRODUCED BY: MICHAEL LONG**

**ADOPT ORDINANCE 2019-1061 INITIALLY ZONING LAND LEGALLY DESCRIBED IN EXHIBIT A KNOWN AS THE COUNTY ROAD 24 INITIAL ZONING TO THE 'A' AGRICULTURAL ZONE DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FORT LUPTON, COLORADO:**

WHEREAS, under the procedures detailed in Section 16-9 of the Fort Lupton Municipal Code, the Applicants, Terra Constructors Inc., Gregg Ten Eyck and Corrin Campbell, submitted a request to initially zone 41.22± acres of land more particularly described in Exhibit A.

WHEREAS, the Planning Commission held a public hearing on the zone request on July 24, 2019, and has provided City Council with Resolution No. P2019-0019 recommending approval of the initial zoning of land described in Exhibit A to the 'A' Agricultural Zone District, with all the uses-by-right allowed in said district.

WHEREAS, the City Council, after public notice and hearing, and consideration of the Planning Commission recommendation, declares that the official zoning map be amended to reflect the initial zone on the property described in Exhibit A of this Ordinance to the 'A' Agricultural Zone District, and that The Ordinance is hereby approved.

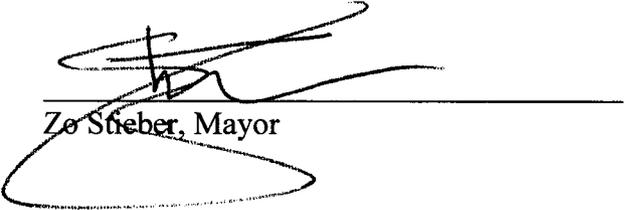
**INTRODUCED, READ, AND PASSED ON FIRST READING, AND ORDERED PUBLISHED** this 5<sup>th</sup> day of August, 2019.

**PUBLISHED** in the Fort Lupton Press the 14<sup>th</sup> day of August 2019.

**FINALLY READ BY TITLE ONLY, PASSED AND ORDERED PUBLISHED BY TITLE ONLY** this 3<sup>rd</sup> day of September 2019.

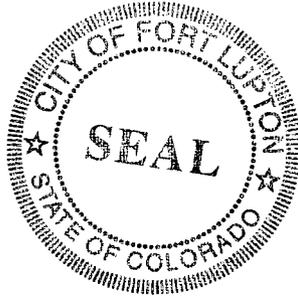
**PUBLISHED BY TITLE ONLY** the 11<sup>th</sup> day of September 2019.

**EFFECTIVE** (after publication) the 11<sup>th</sup> day of October 2019.

CITY OF FORT LUPTON, COLORADO  
  
Ze Stieber, Mayor



ATTEST:



Maricela Peña  
Maricela Peña, City Clerk

Approved as to form:

Andy Ausmus  
Andy Ausmus, City Attorney

**EXHIBIT A**

**PROPERTY DESCRIPTION**

**COUNTY ROAD 24 ANNEXATION NO. 1:**

A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 13; THENCE SOUTH 44°57'49" WEST, A DISTANCE OF 42.37 FEET TO A POINT OF INTERSECTION OF THE SOUTH RIGHT OF WAY OF COUNTY ROAD 20 AND THE WEST RIGHT OF WAY OF COUNTY ROAD 25, AND THE POINT OF BEGINNING; THENCE NORTH 78°25'52" WEST, A DISTANCE OF 150.07 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 13; THENCE NORTH 78°29'38" EAST, A DISTANCE OF 149.92 FEET TO A POINT OF INTERSECTION OF THE NORTH RIGHT OF WAY OF COUNTY ROAD 20 AND THE WEST RIGHT OF WAY OF COUNTY ROAD 25; THENCE COINCIDENT WITH SAID WEST RIGHT OF WAY SOUTH 00°06'34" EAST, A DISTANCE OF 30.08 FEET; THENCE CONTINUING COINCIDENT WITH SAID WEST RIGHT OF WAY SOUTH 00°06'36" EAST, A DISTANCE OF 29.92 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 4,409 SQUARE FEET OR 0.10 ACRES, MORE OR LESS.

**COUNTY ROAD 24 ANNEXATION NO. 2:**

A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 13; THENCE SOUTH 44°57'49" WEST, A DISTANCE OF 42.37 FEET TO A POINT OF INTERSECTION OF THE SOUTH RIGHT OF WAY OF COUNTY ROAD 20 AND THE WEST RIGHT OF WAY OF COUNTY ROAD 25, AND THE POINT OF BEGINNING; THENCE COINCIDENT WITH SAID SOUTH RIGHT OF WAY NORTH 89°57'46" WEST, A DISTANCE OF 147.04 FEET; THENCE NORTH 87°06'40" WEST, A DISTANCE OF 603.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 13; THENCE NORTH 87°11'08" EAST, A DISTANCE OF 603.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF SAID COUNTY ROAD 20; THENCE

COINCIDENT WITH SAID NORTH RIGHT OF WAY SOUTH 89°57'46" EAST, A DISTANCE OF 146.89 FEET TO THE INTERSECTION OF SAID NORTH RIGHT OF WAY AND THE WEST RIGHT OF WAY OF COUNTY ROAD 25; THENCE SOUTH 78°29'38" WEST, A DISTANCE OF 149.92 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 13; THENCE

SOUTH 78°25'52" EAST, A DISTANCE OF 150.07 FEET TO THE POINT OF BEGINNING.  
CONTAINING 22,477 SQUARE FEET OR 0.52 ACRES, MORE OR LESS.

**COUNTY ROAD 24 ANNEXATION NO. 3:**

A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 13; THENCE SOUTH 44°57'49" WEST, A DISTANCE OF 42.37 FEET TO A POINT OF INTERSECTION OF THE SOUTH RIGHT OF WAY OF COUNTY ROAD 20 AND THE WEST RIGHT OF WAY OF COUNTY ROAD 25; THENCE COINCIDENT WITH SAID SOUTH RIGHT OF WAY NORTH 89°57'46" WEST, A DISTANCE OF 147.04 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING COINCIDENT WITH SAID SOUTH RIGHT OF WAY NORTH 89°57'46" WEST, A DISTANCE OF 602.25 FEET; THENCE NORTH 88°39'20" WEST, A DISTANCE OF 1315.10 FEET TO

A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 13; THENCE NORTH 88°43'48" EAST, A DISTANCE OF 1315.10 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF SAID COUNTY ROAD 20; THENCE COINCIDENT WITH SAID NORTH RIGHT OF WAY SOUTH 89°57'46" EAST, A DISTANCE OF 602.25 FEET; THENCE SOUTH 87°11'08" WEST, A

DISTANCE OF 603.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 13; THENCE SOUTH 87°06'40" EAST, A DISTANCE OF 603.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 57,510 SQUARE FEET OR 1.32 ACRES, MORE OR LESS.

**COUNTY ROAD 24 ANNEXATION NO. 4:**

A PARCEL OF LAND LOCATED IN THE SOUTH 1/2 OF SECTION 13 AND THE SOUTH 1/2 OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 13; THENCE SOUTH 01°08'58" WEST, A DISTANCE OF 1288.79 FEET TO A POINT ON THE WEST RIGHT OF WAY OF COUNTY ROAD 23; THENCE SOUTH 00°11'04" EAST, A DISTANCE OF 60.00 FEET TO THE INTERSECTION OF SAID WEST RIGHT OF WAY AND THE SOUTH RIGHT OF WAY OF COUNTY ROAD 20; THENCE COINCIDENT WITH SAID SOUTH RIGHT OF WAY SOUTH 89°57'05" EAST, A DISTANCE OF 2331.95 FEET TO THE WEST RIGHT OF WAY OF GEORGIA AVENUE AS SHOWN ON THE PLAT OF THE TOWN OF VOLLMAR FILING NO. 2, RECORDED AUGUST 10,



1910 AS RECEPTION NO. 158403; THENCE COINCIDENT WITH SAID WEST RIGHT OF WAY NORTH 01°09'53" WEST, A DISTANCE OF 20.71 FEET TO THE SOUTH RIGHT OF WAY CLAY STREET AS SHOWN ON THE SAID PLAT OF THE TOWN OF VOLLMAR FILING NO. 2; THENCE COINCIDENT WITH SAID SOUTH RIGHT OF WAY NORTH 88°50'07" EAST, A DISTANCE OF 731.57 FEET TO A POINT ON THE VACATED WESTERLY RIGHT OF WAY OF THE DENVER, LARIMIE, AND NORTHWESTERN RAILROAD; THENCE SOUTH 71°13'15" EAST, A DISTANCE OF 112.40 FEET TO THE INTERSECTION OF VACATED EASTERLY RIGHT OF WAY OF SAID RAILROAD AND THE SOUTH

RIGHT OF WAY OF COUNTY ROAD 20; THENCE COINCIDENT WITH SAID SOUTH RIGHT OF WAY SOUTH 89°57'46" EAST, A DISTANCE OF 1310.32 FEET; THENCE NORTH 88°39'20" WEST, A DISTANCE OF 1315.10 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 13; THENCE NORTH 88°43'48" EAST, A DISTANCE OF 1315.10 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF SAID COUNTY ROAD 20; THENCE NORTH 89°57'46" WEST, A DISTANCE OF 1319.20 FEET TO A POINT ON THE EASTERLY VACATED RIGHT OF WAY OF SAID RAILROAD; THENCE NORTH 71°18'01" WEST, A DISTANCE OF 112.32 FEET TO A POINT OF INTERSECTION OF THE WESTERLY VACATED RIGHT OF WAY OF SAID RAILROAD AND THE NORTH RIGHT OF WAY OF SAID CLAY STREET; THENCE COINCIDENT WITH SAID NORTH RIGHT OF WAY SOUTH 88°50'07" WEST, A DISTANCE OF 723.97 FEET TO A POINT ON THE WEST RIGHT OF WAY OF SAID GEORGIA AVENUE; THENCE SOUTH 76°01'12" WEST, A DISTANCE OF 85.35 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF SAID COUNTY ROAD 20; THENCE COINCIDENT WITH SAID NORTH RIGHT OF WAY NORTH 89°57'05" WEST, A DISTANCE OF 2187.68 FEET TO THE INTERSECTION OF SAID NORTH RIGHT OF WAY AND THE EAST RIGHT OF WAY OF SAID COUNTY ROAD 23; THENCE NORTH 01°31'05" WEST, A DISTANCE OF 1289.04 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 13 TO THE POINT OF BEGINNING.

CONTAINING 268,570 SQUARE FEET OR 6.17 ACRES, MORE OR LESS.

**COUNTY ROAD 24 ANNEXATION NO. 5:**

A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 11, THE SOUTHWEST 1/4 OF SECTION 12, SECTION 13, AND SECTION 14, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 13; THENCE SOUTH 01°08'58" WEST, A DISTANCE OF 1288.79 FEET TO A POINT ON THE WEST RIGHT OF WAY OF COUNTY ROAD 23; THENCE COINCIDENT WITH SAID WEST RIGHT OF WAY NORTH 00°11'04" WEST, A DISTANCE OF 1288.44 FEET; THENCE CONTINUING COINCIDENT WITH SAID WEST RIGHT OF WAY NORTH 00°11'16" WEST, A DISTANCE OF 2635.87 FEET; THENCE NORTH 00°26'43"



EAST, A DISTANCE OF 2520.12 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 11; THENCE SOUTH 00°55'08" EAST, A DISTANCE OF 2520.15 FEET TO A POINT ON THE EAST RIGHT OF WAY OF SAID COUNTY ROAD 23; THENCE COINCIDENT WITH SAID EAST RIGHT OF WAY SOUTH 00°11'16" EAST, A DISTANCE OF 2635.55 FEET; THENCE CONTINUING COINCIDENT WITH SAID EAST RIGHT OF WAY SOUTH 00°11'04" EAST, A DISTANCE OF 1288.69 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF COUNTY ROAD 20; THENCE NORTH 01°31'05" WEST, A DISTANCE OF 1289.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 272,409 SQUARE FEET OR 6.25 ACRES, MORE OR LESS.

**COUNTY ROAD 24 ANNEXATION NO. 6:**

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 1, THE SOUTH 1/2 OF SECTION 2, THE SOUTHEAST 1/4 OF SECTION 3, THE NORTHEAST 1/4 OF SECTION 10, SECTION 11, AND THE WEST 1/2 OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 10; THENCE SOUTH 00°00'01" EAST, A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF COUNTY ROAD 24, AND THE POINT OF BEGINNING; THENCE NORTH 89°13'33" WEST, A DISTANCE OF 2086.29 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 10; THENCE NORTH 89°07'35" EAST, A DISTANCE OF 2086.35 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF SAID COUNTY ROAD 24; THENCE COINCIDENT WITH SAID NORTH RIGHT OF WAY SOUTH 89°55'42" EAST, A DISTANCE OF 2627.71 FEET; THENCE CONTINUING COINCIDENT WITH SAID NORTH RIGHT OF WAY SOUTH 89°58'50" EAST, A DISTANCE OF 2591.81 FEET; THENCE CONTINUING COINCIDENT WITH SAID NORTH RIGHT OF WAY SOUTH 89°48'21" EAST, A DISTANCE OF 29.82 FEET TO A POINT ON THE EAST RIGHT OF WAY OF COUNTY ROAD 23; THENCE COINCIDENT WITH SAID EAST RIGHT OF WAY SOUTH 00°11'39" WEST, A DISTANCE

OF 29.91 FEET; THENCE CONTINUING COINCIDENT WITH SAID EAST RIGHT OF WAY SOUTH 00°09'20" EAST, A DISTANCE OF 2636.64 FEET; THENCE CONTINUING COINCIDENT WITH SAID EAST RIGHT OF WAY SOUTH 00°14'13" EAST, A DISTANCE OF 2638.53 FEET; THENCE NORTH 00°55'08" WEST, A DISTANCE OF 2520.15 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 11; THENCE SOUTH 00°26'43" WEST, A DISTANCE OF 2520.12 FEET TO A POINT ON THE WEST RIGHT OF WAY OF SAID COUNTY ROAD 23; THENCE COINCIDENT WITH SAID WEST RIGHT OF WAY NORTH 00°14'13" WEST, A DISTANCE OF

2638.53 FEET; THENCE CONTINUING COINCIDENT WITH SAID WEST RIGHT OF WAY NORTH 00°09'20" WEST, A DISTANCE OF 2606.88 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF SAID COUNTY ROAD 24; THENCE COINCIDENT WITH SAID SOUTH RIGHT OF WAY NORTH 89°58'50" WEST, A DISTANCE OF 2561.66 FEET;

THENCE CONTINUING COINCIDENT WITH SAID SOUTH RIGHT OF WAY NORTH 89°55'42" WEST, A DISTANCE OF 2627.67 FEET TO THE POINT OF BEGINNING.

CONTAINING 616,658 SQUARE FEET OR 14.16 ACRES, MORE OR LESS.

**COUNTY ROAD 24 ANNEXATION NO. 7:**

A PARCEL OF LAND LOCATED IN THE SOUTH 1/2 OF SECTION 3 AND THE NORTH 1/2 OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 10; THENCE SOUTH 00°00'01" EAST, A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF COUNTY ROAD 24, AND THE POINT OF BEGINNING; THENCE COINCIDENT WITH SAID SOUTH RIGHT OF WAY SOUTH 89°57'01" WEST, 2342.07 FEET TO A POINT ON THE EAST LINE OF LOT B, RECORDED EXEMPTION NO. 1311-10-01 RECX18-0071, RECORDED SEPTEMBER 27, 2018 AS RECEPTION NO. 4434367; THENCE COINCIDENT WITH THE EAST LINE OF SAID LOT B SOUTH 00°29'54" EAST, A DISTANCE OF 440.71 FEET TO THE SOUTHEAST CORNER OF SAID LOT B; THENCE COINCIDENT WITH THE SOUTH LINE OF SAID LOT B SOUTH 89°26'03" WEST, A DISTANCE OF 269.67 FEET TO A SOUTHWEST CORNER OF SAID LOT B; THENCE COINCIDENT WITH A WESTLINE OF SAID LOT B NORTH 00°12'39" WEST, A DISTANCE OF 214.60 FEET TO A CORNER OF SAID LOT B; THENCE COINCIDENT WITH A SOUTH LINE OF SAID LOT B SOUTH 89°29'57" WEST, A DISTANCE OF 276.95 FEET TO A SOUTHWEST CORNER OF SAID LOT B; THENCE COINCIDENT WITH A WEST LINE OF SAID LOT B NORTH 00°10'32" WEST, A DISTANCE OF 229.64 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF COUNTY ROAD 24; THENCE COINCIDENT WITH SAID SOUTH RIGHT OF WAY SOUTH 89°43'24" WEST, A DISTANCE OF 1167.69 FEET TO A POINT ON THE EAST LINE OF LOT B, RECORDED EXEMPTION NO. 1311-10-01 RECX18-0070 RECORDED SEPTEMBER 27, 2018 AS RECEPTION NO. 4434371; THENCE COINCIDENT WITH SAID EAST LINE SOUTH 01°41'45" EAST, A DISTANCE OF 385.89 FEET TO THE SOUTHEAST CORNER OF SAID LOT B; THENCE COINCIDENT WITH THE SOUTH LINE OF SAID LOT B NORTH 87°01'49" WEST, A DISTANCE OF

348.06 FEET TO THE SOUTHWEST CORNER OF SAID LOT B; THENCE COINCIDENT WITH THE WEST LINE OF SAID LOT B NORTH 00°13'38" WEST, A DISTANCE OF 210.18 FEET TO A CORNER OF SAID LOT B; THENCE COINCIDENT WITH A LINE OF SAID LOT B NORTH 87°30'11" EAST, A DISTANCE OF 51.47 FEET TO A CORNER OF SAID LOT B; THENCE COINCIDENT WITH THE WEST LINE OF SAID LOT B NORTH 00°17'26" WEST, A DISTANCE OF 153.88 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF SAID COUNTY ROAD 24; THENCE COINCIDENT WITH SAID SOUTH RIGHT OF WAY SOUTH 89°43'24" WEST, A DISTANCE OF 871.26 FEET TO A POINT ON THE EAST RIGHT OF WAY OF COUNTY ROAD 19; THENCE COINCIDENT WITH SAID

EAST RIGHT OF WAY NORTH 00°09'14" WEST, A DISTANCE OF 29.88 FEET; THENCE CONTINUING COINCIDENT WITH SAID WEST RIGHT OF WAY NORTH 00°04'32" EAST, A DISTANCE OF 30.12 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF COUNTY ROAD 24; THENCE COINCIDENT WITH SAID NORTH RIGHT OF WAY NORTH 89°43'24" EAST, A DISTANCE OF 2595.64 FEET; THENCE CONTINUING COINCIDENT WITH SAID NORTH RIGHT OF WAY NORTH 89°57'01" EAST, A DISTANCE OF 2616.05 FEET; THENCE SOUTH 89°07'35" WEST, A DISTANCE OF 2086.35 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 10; THENCE SOUTH 89°13'33" EAST, A DISTANCE OF 2086.29 FEET TO THE POINT OF BEGINNING.

CONTAINING 553,005 SQUARE FEET OR 12.70 ACRES, MORE OR LESS.