

**TOWN OF MORRISON, COLORADO
BOARD OF TRUSTEES**

ORDINANCE NO. 470

**AN ORDINANCE APPROVING THE APPLICATION OF SEAN AND CELESTE
FOREY FOR ZONING OF REAL PROPERTY AND IN CONNECTION THEREWITH,
AMENDMENT OF THE TOWN OF MORRISON ZONING MAP**

WHEREAS, the Town of Morrison is a Colorado home rule municipality operating under a Charter approved by the electorate pursuant to Article XX of the Colorado Constitution and governed by its elected Board of Trustees; and

WHEREAS, the Board of Trustees has authority pursuant to the Home Rule Charter and CRS §31-16-101, et seq. to adopt and enforce all ordinances; and

WHEREAS, in the exercise of this authority, the Board of Trustees has previously adopted Title X of the Morrison Municipal Code, entitled zoning and land development; and

WHEREAS, the Town has received and reviewed an application from Sean and Celeste Forey (hereinafter "Applicant") for zoning of the real property located at 3636 4th Street, and more particularly described on **Exhibit A**, attached hereto and fully incorporated herein by this reference (hereafter the "Subject Property") to the R-1 Low Density Residential zone district; and

WHEREAS, the Application is for zoning of land in association with annexation of the same pursuant to Morrison Municipal Code 10-1K-6; and

WHEREAS, the Application was reviewed by the Town of Morrison Planning Commission at a public hearing on December 11, 2018, and

WHEREAS, the Planning Commission acted on December 11, 2018 to recommend approval of the Application, with one condition; and

WHEREAS, on January 3, 2019 the Board of Trustees conducted a public hearing on the Application pursuant to Section 10-1K-2, et seq., of the Code, following public notice as required by the Code; and

WHEREAS, the Board finds and determines that it has jurisdiction to consider the Application; and

WHEREAS, the Board of Trustees has conducted the required public hearing on the Application and has taken the testimony of its staff, the Applicant, review agencies, and all members of the public wishing to testify; and

WHEREAS, having considered the Application, the recommendations of its staff and the Planning Commission, and the comments of the public and interested agencies, the Board is of the opinion that the Application should be granted.

NOW, THEREFORE, BE IT ORDAINED by the Board of Trustees of the Town of Morrison, Colorado, that:

Section 1. Findings. The Board of Trustees hereby makes the following findings in connection with the Application:

1. The findings made in the "Whereas" clauses of this ordinance appearing above are hereby fully incorporated herein as findings of the Board of Trustees.
2. The Application is complete.
3. The public hearings required by the Morrison Municipal Code have been properly noticed and conducted, and the Board of Trustees has jurisdiction to act on the Application.
4. The Application was properly reviewed by the Town staff and by the Planning Commission, which provided a recommendation of approval of the Application with the following condition: 1. Approval of initial zoning shall be contingent upon approval of Annexation.
5. The Application is governed by Sections 10-1K-1, et seq. of the Morrison Municipal Code.
6. The Application meets the requirements of the Morrison Municipal Code and should be granted.

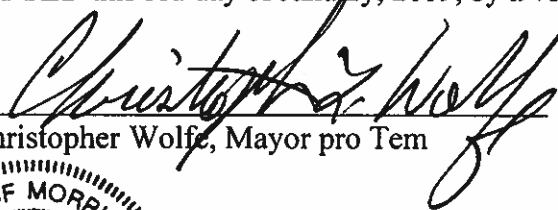
Section 2. Application granted; zoning map amended. The Board of Trustees hereby approves the application of Sean and Celeste Forey for zoning of the real property located at 3636 4th Street and described on **Exhibit A**, to the R-1 Low Density Residential zone district with the following conditions:

1. _____.
2. _____.
3. _____.

The Zoning Map of the Town of Morrison is hereby amended to incorporate the Subject Property with a zoning designation of R-1 Low Density Residential.

Section 3. Effective date. This ordinance shall take effect 15 days after adoption and publication in accordance with Section 3.9(a)(8) of the Morrison Home Rule Charter as amended by vote of the Morrison electorate on April 3, 2018.

INTRODUCED, READ, PASSED AND ADOPTED this 3rd day of January, 2019, by a vote of 4 ayes and 0 nays.


Christopher Wolfe, Mayor pro Tem

ATTEST:

Lyndsey Paavilainen, Town Clerk



EXHIBIT A
SUBJECT PROPERTY
Legal Description and Zoning Exhibit Map
[attached]

EXHIBIT A
SUBJECT PROPERTY
Legal Description and Zoning Exhibit Map

Those parcels of land described at Reception No. 2013080359 in the Jefferson County Records and portions of the alley in Block 24, MORRISON, vacated by Resolution No. V16-10-97 at Reception No. F0525213:

Lots 15 through 24, inclusive, Lots 30 through 37, inclusive, and the West ½ of the vacated alley adjoining Lots 30 through 37 and the East ½ of the vacated alley adjoining Lots 15 through 24, all in Block 24, MORRISON, County of Jefferson, State of Colorado.

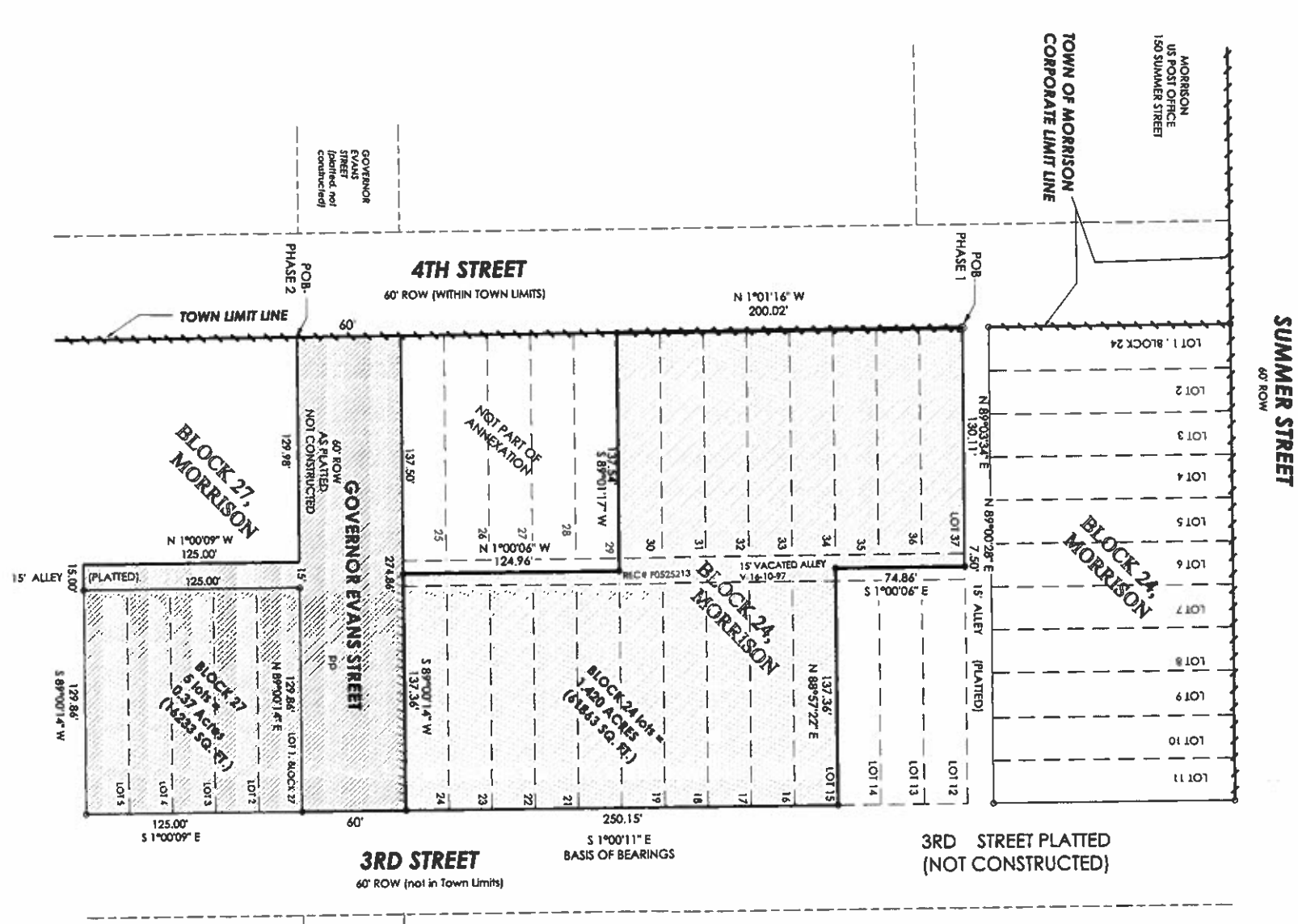
Containing 1.42 Acres (61,863 SQ.FT.)

And

Those parcels of land described at Reception No. 2013080359 in the Jefferson County Records, being Lots 1 through 5, inclusive, Block 27, MORRISON and adjacent platted right-of-ways, more particularly described as:

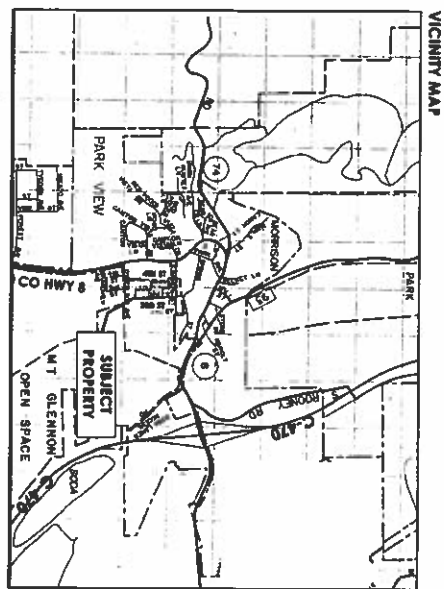
Beginning at the northwest corner of said Block 27, also being a point on the east right-of-way (ROW) of 4th Street; thence N 1°01'16" W, along said ROW line and across the right-of-way of Governor Evans Street, 60.00' to the southwest corner of Block 24; thence N 89°00'14" E, along the south line of said Block 24 and the north ROW line of said street, 274.86' to a point on the west ROW line of 3rd Street; thence S 1°00'09" E, across the ROW line of said Governor Evans Street (also being the west ROW line of said 3rd Street), 60.00' to the northeast corner of said Lot 1; thence S 1°00'09" E, along the east line of said Lots 1 through 5, also being the west ROW line of 3rd Street, 125.00' to the southeast corner of said Lot 5; thence S 89°00'14" W, along the south line of said Lot 5, 129.86' to the southwest corner of said lot (also being a point on the platted alley); thence S 89°00'14" W, across the said alley, 15.00'; thence N 1°00'09" W, along the west line of the said alley, 125.00' to a point on the south line of said Governor Evans Street; thence S 89°00'14" W, along said south ROW line, 129.98' to the Point of Beginning, County of Jefferson, State of Colorado, containing 0.794 Acres (34,599 SQ.FT.)

BLOCK 24 AND BLOCK 27 PARCELS - ZONING MAP EXHIBIT
IN THE PLAT OF MORRISON, BOOK 1, PAGE 14
In the NE 1/4 of Section 2, Township 5 South, Range 70 West of the 6th P.M.,
County of Jefferson, State of Colorado



LEGAL DESCRIPTION:
 Those parcels of land described as Reception No. 201380039 in the Jefferson County Records and portions of the plat in Block 24, MORRISON, vacated by Resolution No. V16-1037 of Reception No. F0525213.
 Lot 15 through 24, inclusive, Lots 30 through 37, inclusive, and the West 1/4 of the vacated alley containing Lots 30 through 37 and the East 1/2 of the vacated alley containing Lots 15 through 24, all in Block 24, MORRISON, County of Jefferson, State of Colorado.
 Containing 1.42 Acres (61,863 SQ. FT.)

LEGAL DESCRIPTION:
 Those parcels of land described as Reception No. 201380039 in the Jefferson County Records, being Lots 1 through 5, inclusive, Block 27, MORRISON and adjacent platted right-of-ways, more particularly described as:
 Beginning at the northwest corner of said Block 27, also being a point on the east right-of-way (ROW) of 4th Street; thence N 1°01'16" W, along said ROW line and across the right-of-way of Governor Evans Street, 40.00' to the southwest corner of Block 24; thence N 89°00'14" E, along the south line of said Block 24 and the north ROW line of said Block 27, 274.86' to a point on the west ROW line of said Block 27; thence S 1°00'09" E, across the ROW line of said Governor Evans Street (also being the west ROW line of said 3rd Street), 40.00' to the northeast corner of said Lot 1; thence S 1°00'09" E, along the east line of said Lot 1 through 5, also being the west ROW line of 3rd Street, 125.00' to the southeast corner of said Lot 5; thence S 89°00'14" W, along the south line of said Lot 5, 129.86' to the southwest corner of said lot (also being a point on the platted alley); thence S 89°00'14" W, across the solid alley, 15.00'; thence N 1°00'09" W, along the west line of the solid alley, 125.00' to a point on the south line of said Governor Evans Street; thence S 89°00'14" W, along said south ROW line, 129.86' to the Point of Beginning, County of Jefferson, State of Colorado, containing 0.774 Acres (34,599 SQ. FT.)



BLOCK 24 AND 27 PARCELS - MORRISON
ZONING EXHIBIT
CHAMBERS CONSULTING INC.
 STREET ADDRESS: 805 BEAR CREEK AVENUE
 MAIL: P. O. BOX 339, MORRISON, CO 80465-0339
 303-697-0650 chambersinc@chamberson.com

SCALE: 1 INCH = APPROX 172.4 FEET
SCALE: 1 INCH = 40 FEET
 REVISION: DWG #1086
 APPROX. P-5172416
 DATE: 11-8-2018
 REVISION: 12-11-2018
 COUNTY: JEFFERSON
 DRAWN BY: LGC & JARC
 DRAWING NO.: 1483-Z

ALL UNNUMBERED PARCELS TO BE ZONED R-1.
 ADDRESSED AS: (Jefferson County Addressing System)
 VACANT LAND
 3636 4TH STREET, MORRISON, COLORADO 80465
 TO BE ASSIGNED ADDRESSES BASED ON MORRISON CONVENTIONAL THREE DIGIT ADDRESSING UPON APPLICATION FOR BUILDING PERMITS AS FOLLOWS:
 FOURTH (4TH) STREET
 THIRD (3RD) STREET
 GOVERNOR EVANS STREET

