

PUBLIC HEARING CONTINUED TO JANUARY 22, 2024 AT 6:00 P.M.

SPONSORED BY: MAYOR LEIGHTY

COUNCIL MEMBER'S RESOLUTION

NO. CB-2015
Series of 2023

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTHGLENN, COLORADO, THAT:

A PUBLIC HEARING WILL BE HELD ON CB-2015 SERIES OF 2023, ENTITLED "A BILL FOR A SPECIAL ORDINANCE REZONING FROM AGRICULTURE (AG) TO MULTIFAMILY (RM-2) CERTAIN REAL PROPERTY GENERALLY LOCATED ALONG THE SOUTH SIDE OF EASTLAKE AVENUE AND WEST OF CLAUDE COURT, IN THE CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO, AND AMENDING THE ZONING MAP OF THE CITY OF NORTHGLENN" ON NOVEMBER 27, 2023 AT 6:00 P.M. AT CITY HALL COUNCIL CHAMBERS, 11701 COMMUNITY CENTER DRIVE, NORTHGLENN.

DATED this 13th day of November, 2023.


MEREDITH LEIGHTY
Mayor

ATTEST:


JOHANNA SMALL, CMC
City Clerk

AFFIDAVIT OF POSTING:

I, Johanna Small, certify that CB-2015 was posted at the authorized posting places in the City of Northglenn this 15th day of November, 2023.


City Clerk's Office

SPONSORED BY: MAYOR LEIGHTY

COUNCIL MEMBER'S BILL

ORDINANCE NO.

No. CB-2015
Series of 2023

Series of 2023

A BILL FOR A SPECIAL ORDINANCE REZONING FROM AGRICULTURE (AG) TO MULTIFAMILY (RM-2) CERTAIN REAL PROPERTY GENERALLY LOCATED ALONG THE SOUTH SIDE OF EASTLAKE AVENUE AND WEST OF CLAUDE COURT, IN THE CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO, AND AMENDING THE ZONING MAP OF THE CITY OF NORTHGLENN

WHEREAS, the property legally described in **Exhibit A**, attached hereto and incorporated herein by this reference, is currently zoned Agriculture (AG); and

WHEREAS, the City Council desires to rezone the property described in **Exhibit A** to Multifamily (RM-2).

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NORTHGLENN, COLORADO, THAT:

Section 1. Findings of Fact. The City Council hereby makes the following findings of fact:

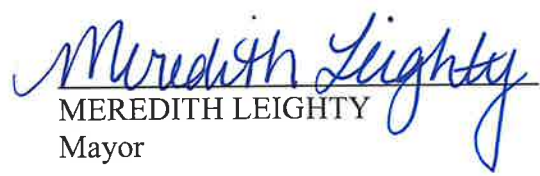
- (a) The proposed rezoning is consistent with the Comprehensive Plan and the purposes of the Unified Development Ordinance;
- (b) The rezoning is consistent with the purpose statement of the proposed zoning district;
- (c) There have been significant changes in the area to warrant a zoning change;
- (d) The intensity of development in the new zoning district is not expected to create significantly adverse impacts to surrounding properties or the neighborhood;
- (e) Public facilities and services are available to adequately serve the subject property while maintaining adequate level of service to existing development; and/or
- (f) There was an error in establishing the current zoning.

Section 2. Rezoning. Pursuant to the provisions of the Unified Development Ordinance, and upon the recommendation of the Northglenn Planning Commission, a zoning change to Multifamily (RM-2) is hereby allowed and granted for the real property in the City of Northglenn, Colorado, described in the attached **Exhibit A**.

Section 3. Change of Zone Maps. The official zoning map of the City of Northglenn, as amended, and the Comprehensive Master Plan of the City of Northglenn shall be and hereby ordered amended to conform with the provisions of this Ordinance.

Section 4. Violations-Penalty. Violations of the provisions of this Ordinance shall be punishable under the provisions provided in Section 1-1-10 of the Northglenn Municipal Code.

INTRODUCED, READ AND ORDERED POSTED this 13th day of November, 2023.


MEREDITH LEIGHTY
Mayor

ATTEST:


JOHANNA SMALL, CMC
City Clerk

PASSED ON SECOND AND FINAL READING this ____ day of _____, 2023.

SHANNON LUKEMAN-HIROMASA
Mayor Pro Tem

ATTEST:

JOHANNA SMALL, CMC
City Clerk

APPROVED AS TO FORM:


COREY Y. HOFFMANN
City Attorney

ALTA/NSPS LAND TITLE SURVEY

LOCATED IN THE EAST HALF OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO

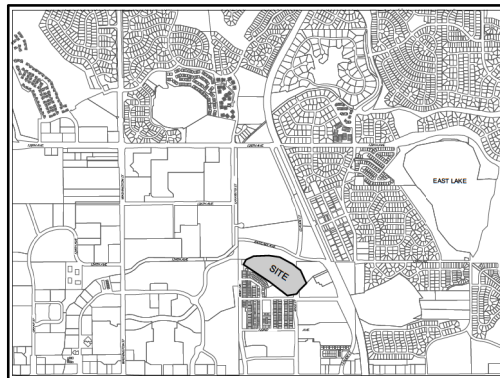
LEGAL DESCRIPTION

CONTAINED WITHIN SPECIAL WARRANTY DEED RECORDED JANUARY 26, 2023 UNDER RECEPTION NUMBER 202300004703:

A PARCEL BEING THE 16.65 ACRE PARCEL THAT IS RESERVED TO THE EASTLAKE WATER CO. RESERVOIR, BEING ADJACENT TO LOTS 18, 19 AND 20, AS SHOWN ON THE PLAT OF THE EASTLAKE SUBDIVISION AS RECORDED JUNE 22, 1911, AT RECEPTION NUMBER 19897, LYING WITHIN THE EAST HALF OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH P.M.; CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST BOUNDARY OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 35 WHEN THE NORTHEAST CORNER OF SAID WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 35 BEARS NORTH 00°11' WEST 126.7 FEET;

- THENCE SOUTH 52°52' EAST 120.7 FEET;
- THENCE SOUTH 17°38' EAST 217.8 FEET;
- THENCE SOUTH 38°26' EAST 109.4 FEET;
- THENCE SOUTH 43°24' WEST 331.5 FEET;
- THENCE SOUTH 80°16' WEST 220.0 FEET;
- THENCE NORTH 51°52' WEST 500.0 FEET;
- THENCE NORTH 56°05' WEST 718.7 FEET;
- THENCE NORTH 27°52' EAST 125.8 FEET;
- THENCE NORTH 65°45' EAST 193.4 FEET;
- THENCE NORTH 87°58' EAST 338.0 FEET;
- THENCE SOUTH 81°26' EAST 252.1 FEET;
- THENCE SOUTH 61°01' EAST 330.0 FEET;
- THENCE SOUTH 52°52' EAST 116.7 FEET TO THE PLACE OF BEGINNING.



VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES- CONT.

8. FLOODPLAIN: THE SURVEYED PROPERTY IS LOCATED WITHIN ZONE X, AREAS OF MINIMAL FLOOD HAZARD, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP (FIRM) - MAP NUMBER 08001C0312J WITH A MAP REVISED DATE OF DECEMBER 2, 2021. (TABLE A, ITEM NO. 3)
9. THE SURVEYED PROPERTY CONTAINS A CALCULATED AREA OF 726,226 SQUARE FEET OR 16.672 ACRES, MORE OR LESS. (TABLE A, ITEM NO. 4)
10. NO ZONING REPORT OR LETTER WAS PROVIDED TO THE SURVEYOR OF RECORD. (TABLE ITEM NO. 6(a))
11. THIS SURVEY DOES NOT CERTIFY TO SUBSURFACE FEATURES, IMPROVEMENTS, UTILITIES OR BURIED LINES OF ANY TYPE, LOCATION DEPICTED HEREON ARE DERIVED FROM FIELD SURVEY OF UTILITY FLAGGING / PAINT MARKING, PERFORMED BY KINETIC INDUSTRY ON MARCH 21, 2023. (TABLE A, ITEM NO. 11 (b))
12. THE SURVEYOR AND/OR THOSE WORKING UNDER HIS SUPERVISION DID NOT OBSERVE ANY EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS. (TABLE A, ITEM NO. 16)
13. NO BUILDINGS WERE OBSERVED WITHIN THE SUBJECT PROPERTY AT THE TIME OF THIS SURVEY.
14. BENCHMARK: CITY OF THORNTON "BM 120-43" BEING A CHISELED "+" ON THE TOP OF THE NORTHWEST UPPER FLANGE BOLT ON A FIRE HYDRANT JUST SOUTH OF EAST 120TH AVE. IN THE CURBED LANDSCAPE AREA JUST NORTH OF THE NORTHWOOD VILLAGE SHOPPING CENTER APPROXIMATELY 915 FEET EAST OF THE UNION PACIFIC RAILROAD TRACKS. THE FIRE HYDRANT IS AT THE EAST END OF THE CURBED LANDSCAPE AREA, 4.5 FEET WEST OF THE EAST END AND 5.5 FEET SOUTH OF THE NORTH SIDE, AND IS APPROXIMATELY 86 FEET SOUTH OF THE OF THE CENTERLINE OF EAST 120TH AVE.
ELEVATION = 5280.80' (NAVD 88)

TITLE COMMITMENT NOTES

PREPARED WITH THE BENEFIT OF THE TITLE OWNER'S TITLE INSURANCE POLICY PREPARED BY LAND TITLE GUARANTEE COMPANY, ORDER NUMBER SC7C789505, WITH A POLICY DATE OF JANUARY 26, 2023 AT 5:00 P.M.

NOTE: THE WORD "AFFECTS" AS USED BELOW, IS HEREBY DEFINED AS: A DETERMINATION THAT THE PROPERTY OR INTERESTS DESCRIBED, WITHIN THE ITEMS LISTED AMONG THE SCHEDULE B PROVIDED, FALLS WITHIN OR TOUCHES THE SURVEYED PROPERTY.

ITEM NUMBERS BELOW REFER TO THOSE ITEMS AS LISTED IN SCHEDULE B OF SAID TITLE INSURANCE POLICY.

1. ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND, NO ADDITIONAL INFORMATION WAS PROVIDED TO THE SURVEYOR OF RECORD.
2. EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS, NO ADDITIONAL INFORMATION WAS PROVIDED TO THE SURVEYOR OF RECORD.
3. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS THIS SURVEY SERVES TO SATISFY THIS EXCEPTION.
4. ANY LIEN OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS, NOT ADDRESSED AS PART OF THIS SURVEY.
5. (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) WATER RIGHTS, CLAIMS OR TITLE TO WATER. NOT ADDRESSED AS PART OF THIS SURVEY.

ITEM NOS. 1 THROUGH 3 OF THE STANDARD EXCEPTIONS ARE HEREBY DELETED.

ITEM NO. 4 OF THE STANDARD EXCEPTIONS IS DELETED AS TO ANY LIENS OR FUTURE LIENS RESULTING FROM WORK OR MATERIAL CONTRACTED FOR OR FURNISHED AT THE SPECIFIC, DIRECT REQUEST, AND WITH THE ACTUAL KNOWLEDGE OF EASTLAKE WATER COMPANY, A COLORADO NONPROFIT CORPORATION.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY SHALL HAVE NO LIABILITY FOR ANY LIENS ARISING FROM WORK OR MATERIAL FURNISHED AT THE SPECIFIC, DIRECT REQUEST, AND WITH THE ACTUAL KNOWLEDGE OF EASTLAKE LAND HOLDINGS, LLC, A COLORADO LIMITED LIABILITY COMPANY.

TITLE COMMITMENT NOTES - CONT.

6. ANY AND ALL TAXES AND ASSESSMENTS, NOT ADDRESSED AS PART OF THIS SURVEY.
7. OIL, GAS, AND OTHER RESERVATIONS CONTAINED IN WARRANTY DEED RECORDED JANUARY 26, 2023 UNDER RECEPTION NO. 202300004703, AFFECTS THE SURVEYED PROPERTY, BUT NOT IS NOT A PLOTTABLE ITEM.

GENERAL NOTES

1. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER 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.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY LJA SURVEYING TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, LJA SURVEYING RELIED UPON THE OWNER'S TITLE INSURANCE POLICY PREPARED BY LAND TITLE GUARANTEE COMPANY, ORDER NUMBER SC7C789505, WITH A POLICY DATE OF JANUARY 26, 2023 AT 5:00 P.M.
4. THE LINEAL UNIT USED IN THE PREPARATION OF THIS SURVEY IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
5. THIS SURVEY MAY NOT REFLECT ALL UTILITIES, OR IMPROVEMENTS, IF SUCH ITEMS WERE HIDDEN BY LANDSCAPING, OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS OR TRAILERS, OR WHEN THE SITE WAS COVERED WITH SNOW, AT THE TIME OF SURVEY, THIS SITE WAS NOT COVERED BY SNOW.
6. BASIS OF BEARINGS: THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN IS ASSUMED TO BEAR NORTH 89°54'48" EAST BASED ON NAD83 (2011) COLORADO STATE PLANE NORTH ZONE (5011) COORDINATES, BEING MONUMENTED AT THE EAST QUARTER CENTER OF SAID SECTION BY A 3-1/4" ALUMINUM CAP STAMPED "CITY OF THORNTON PLS 24965 1997" IN MONUMENT BOX AND AT THE CENTER QUARTER QUARTER CORNER BY A 2.0 FOOT WITNESS CORNER (WEST) BEING A 3-1/4" ALUMINUM CAP STAMPED "WC 2.0 2003 PLS 26600" IN MONUMENT BOX.
7. ADDRESS: THERE WAS NOT POSTED ADDRESS OR ONE PROVIDED. (TABLE A, ITEM NO. 2)

SURVEYOR'S CERTIFICATE

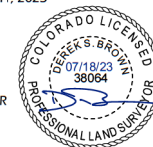
TO : EASTLAKE LAND HOLDINGS, LLC, A COLORADO LIMITED LIABILITY COMPANY
: LAND TITLE GUARANTEE COMPANY
: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 11(b) AND 16 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON: APRIL 11, 2023

DATE OF PLAT OR MAP: JULY 18, 2023

DEREK S. BROWN, REGISTERED LAND SURVEYOR
COLORADO PLS NO. 38064
FOR AND ON BEHALF OF LJA SURVEYING



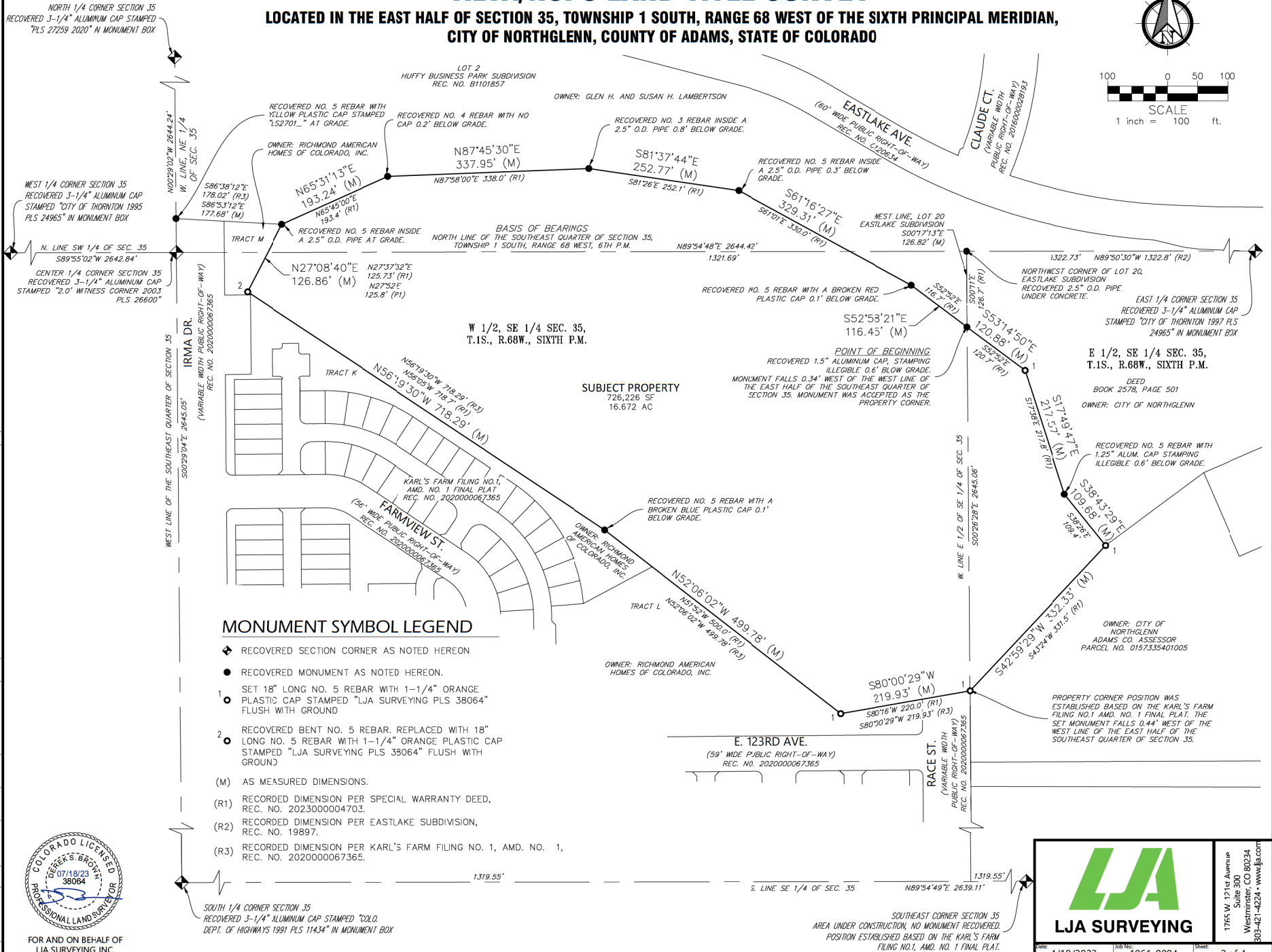
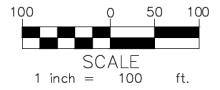
LJA SURVEYING

1765 W. 17th Avenue
Suite 300
Westminster, CO 80234
303-421-4224 • www.lja.com

DATE	JOB NO.	SHEET
4/19/2023	1061-0004	1 of 4

ALTA/NSPS LAND TITLE SURVEY

LOCATED IN THE EAST HALF OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO



MONUMENT SYMBOL LEGEND

- ◆ RECOVERED SECTION CORNER AS NOTED HEREON
- RECOVERED MONUMENT AS NOTED HEREON.
- 1. SET 18" LONG NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "LJA SURVEYING PLS 38064" FLUSH WITH GROUND
- 2. RECOVERED BENT NO. 5 REBAR, REPLACED WITH 18" LONG NO. 5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "LJA SURVEYING PLS 38064" FLUSH WITH GROUND
- (M) AS MEASURED DIMENSIONS.
- (R1) RECORDED DIMENSION PER SPECIAL WARRANTY DEED, REC. NO. 202300004703.
- (R2) RECORDED DIMENSION PER EASTLAKE SUBDIVISION, REC. NO. 19897.
- (R3) RECORDED DIMENSION PER KARL'S FARM FILING NO. 1, AMD. NO. 1, REC. NO. 202000067365.



FOR AND ON BEHALF OF
LJA SURVEYING, INC.

LJA SURVEYING

1765 W. 171st Avenue
Suite 300
Westminster, CO 80024
303-421-4224 • www.lja.com

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