

A RESOLUTION OF THE PLANNING COMMISSION APPROVING THE
WESTERVELT COMPREHENSIVE PLAN AMENDMENT

Be it resolved by the Planning Commission of the Town of Frederick, Colorado:

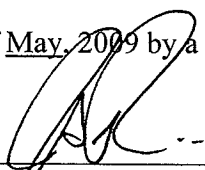
Section 1. The Frederick Planning Commission finds that:

- 1.1 An application for a Comprehensive Plan Amendment has been submitted. The application would amend the Comprehensive Plan Designation for the Westervelt annexation property from Mixed Use Residential to Light Industrial and Employment.
- 1.2 Said application was found to be complete through the review process.
- 1.3 Said application was considered during a public hearing opened May 5, 2009.
- 1.4 Proper notice was given according to Section 4.5 of the Frederick Land Use Code.
- 1.5 Said application does conform to the criteria of Section 4.10.2(d) of the Frederick Land Use Code.

Section 2. This resolution constitutes the written report, findings and decision of the Town of Frederick Planning Commission.

Section 3. On the basis of the above, the Town of Frederick Planning Commission recommends approval of the application.

This resolution approved this 5th day of May, 2009 by a vote of 4 to 1.



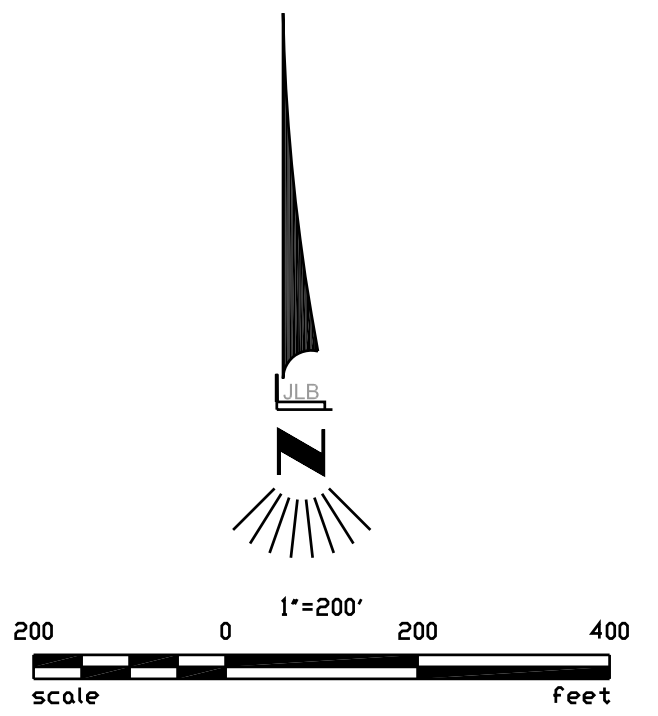
Chairman Jeff Roehrig, Planning Commission

COMPREHENSIVE PLAN AMENDMENT

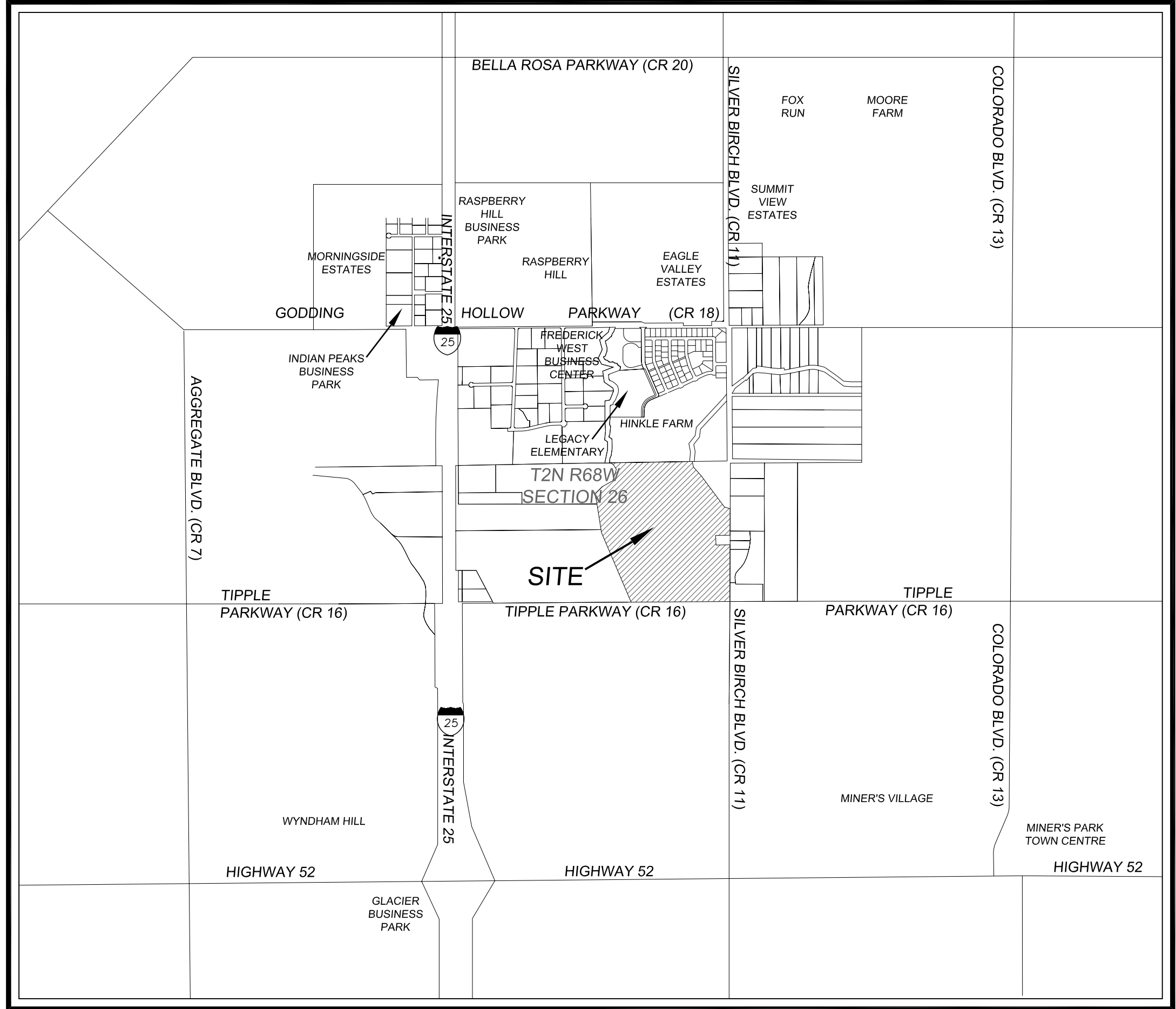
A TRACT OF LAND LOCATED IN A PORTION OF THE SE1/4 OF SECTION 26, T2N, R68W OF THE 6TH P.M. TOWN OF FREDERICK, COUNTY OF WELD, STATE OF COLORADO
AREA = ±133.7 ACRES

LEGEND

- PROPERTY LINE
- OFF-SITE PROPERTY LINE
- TOWN LIMITS
- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- TRAIL AND CONNECTION
- LIGHT INDUSTRIAL LAND USE
- EMPLOYMENT LAND USE
- COUNTY ZONING DESIGNATION ZONING A
- COMP PLAN LAND USE NOTATION MIXED USE
 RESIDENTIAL



LAND USE TABLE		
LAND USE	DESCRIPTION	AREA (+/- AC.)
LIGHT INDUSTRIAL	ZONE BLI BUSINESS/LIGHT INDUSTRIAL	76.2
EMPLOYMENT	ZONE C-E EMPLOYMENT	57.5
TOTAL		133.7



VICINITY MAP
SCALE: 1" = 2000'

LEGAL DESCRIPTION

All of Lot B, Recorded Exemption No 1313-26-4-RE506 recorded May 3, 1985 in Book 1067 on File 1897 as Reception Number 02008233 of the records of Weld County Colorado and a portion of the SE1/4 of Section 26, T2N, R68W of the 6th P.M., Town of Frederick, County of Weld, State of Colorado, being more particularly described as follows:

BEGINNING at the Southeast Corner of said Section 26 from which the S1/4 Corner of said Section 26 bears, S89°36'09"W, (Basis of Bearing):

Thence S89°36'09"W, 1904.70 feet along the South Line of the SW1/4 of said Section 26 to the East Bank of the Gooding Hollow Ditch and the East Line of said Lot B;

Thence N23°06'27"W, 1370.86 feet along the said East Bank of the Gooding Hollow Ditch and the East Line of said Lot B to the Northwest Corner of said Lot B;

Thence continuing N23°06'27"W, 86.43 feet along the said East Bank of the Gooding Hollow Ditch;

Thence the following seven (7) courses and distances along the said East Bank of the Gooding Hollow Ditch:

Thence N08°55'29"W, 619.26 feet;

Thence N14°36'51"W, 137.29 feet;

Thence N45°17'38"E, 201.52 feet;

Thence N60°41'11"E, 238.78 feet;

Thence N16°40'42"E, 229.04 feet;

Thence N32°34'08"W, 97.09 feet;

Thence N62°15'31"W, 71.38 feet to the North Line of the SE1/4 of said Section 26;

Thence N89°05'15"E, 1574.81 feet along the North Line of the SE1/4 of said Section 26 to the centerline of the Sullivan Ditch and the Westerly Line of that Warranty Deed granted to Jeffrey N. Greenlee and Kathryn A. Wright recorded July 06, 1999 as Reception Number 2704280 of the records of Weld County Colorado;

Thence the following four (4) courses and distances along the said East Bank of the Sullivan Ditch and the Westerly Line of said Reception Number 2704280:

Thence S10°48'42"E, 109.99 feet;

Thence S41°40'36"E, 231.70 feet;

Thence S36°37'01"E, 745.49 feet;

Thence S73°54'50"E, 113.78 to the East Line of the SE1/4 of said Section 26;

Thence S00°08'33"W, 513.70 feet along the East Line of the SE1/4 of said Section 26 to the North Line of Lot A, said Exemption No 1313-26-4-RE506;

Thence S89°20'31"W, 278.65 feet along the North Line of said Lot A to the Northwest Corner thereof;

Thence S02°49'55"E, 184.07 feet along the West Line of said Lot A to the Southwest Corner thereof;

Thence N89°12'54"E, 269.11 feet along the South Line of said Lot A to the East Line of the SE1/4 of said Section 26;

Thence S00°08'33"W, 1092.40 feet along the East Line of the SE1/4 of said Section 26 to the Southeast Corner thereof and the POINT OF BEGINNING.

Thus described tract contains 133.712 acres, more or less (±).

OWNER

WH GRANT ENTERPRISES
275 S. MAIN STREET, SUITE 201
LONGMONT, COLORADO 80502
PHONE: 303.776.3100

CIVIL ENGINEER

JLB ENGINEERING CONSULTANTS
JAMES BLANKENSHIP, PE, PRINCIPAL
743 PEAR COURT
LOUISVILLE, COLORADO 80027
PHONE: 303-604-1634

SURVEYOR

KERVIN INC. SURVEYING
MIKE KERVIN, PLS
8790 W. COLFAX AVE., SUITE 20
LAKEWOOD, COLORADO 80215
PHONE: 303-462-1063

DATE	BY	REVISION/ISSUE	APPV	DATE

Design	TWC	Drawn	TWC
Checked	JLB	Checked	JLB
Date	APRIL 6, 2009		
Job No.	1323		
D-	1323.1		