

## R E S O L U T I O N

WHEREAS, the Planning Commission of the Town of Ordway has reviewed the Petition for Zoning Change and subdivision of the Ordway East Subdivision filed by the Town of Ordway, as concerns the following described lands located in the County of Crowley, State of Colorado:

All of Blocks numbered 60 and 61, in the Town of Ordway, as designated on the recorded plat thereof, EXCEPT that portion of Block 61 described as follows: Beginning at the Northwest corner of Block 61 in the Town of Ordway, as designated on the recorded plot thereof; thence East along the North line of said Block 61 a distance of 210 feet to a point; thence South 210 feet to a point; thence West 210 feet to a point; thence North 210 feet to a point, which is the place of beginning. ALSO EXCEPTING a parcel described as follows: Beginning at the Southeast corner of said Block 60; 1. Thence along the East line of said Block 60 and also Block 61 of said subdivision, North 0°10' East, a distance of 880.0 feet to the Northeast corner of said Block 61; 2. Thence along the North line of said Block 61, North 88°06' West, a distance of 32.5 feet; 3. Thence South 0°09' West, a distance of 880.0 feet, to a point on the South line of said Block 60; 4. Thence South 88°06' East, a distance of 32.3 feet, more or less, to the point of beginning. And EXCEPT: A tract of land lying in Block 61, Town of Ordway as shown on the recorded plot thereof and more particularly described as follows: Beginning at the Northwest corner of said Block 61: thence along the North line of said Block 61 on a true bearing of N.88°31'38"E., 370.00 feet to the TRUE POINT OF BEGINNING: thence continuing N.88°31'38"E., 460.00 feet; thence S.1°30'52"E. and parallel with the West line of said Block 61, a distance of 210.00 feet; thence S.88°31'38"W., 460.00 feet; thence N.1°30'52" W., 210.00 feet to the True Point of Beginning. All corners are monumented with 5/8" rebars and aluminum caps stamped P&SS, INC. LS 12103.

ALSO EXCEPT THE FOLLOWING 3 TRACTS:

TRACT # 1: A tract of land lying in Block 61, in the Town of Ordway as designated on the recorded plat thereof and being more particularly described as follows: Beginning at the Northeast corner of said Block 61;

thence along the North line of said Block 61, S.89°40'35"W., 32.50 feet to the TRUE POINT OF BEGINNING; thence S.0°26'57"E., 251.46 feet; thence S.89°40'35"W., 346.46 feet; thence N.0°26'57"W., 251.46 feet to a point on the North line of said Block 61; thence N.89°40'35"E., 346.46 feet to the True Point of Beginning. SUBJECT TO the East 40.00 feet of said tract for Access Easement purposes.

TRACT #2: A tract of land lying in Block 60 and 61, in the Town of Ordway as designated on the recorded plat thereof and being more particularly described as follows: Beginning at the Northeast corner of said Block 61; thence along the North line of said Block 61, S.89°40'35"W., 32.50 feet; thence S.0°26'57"E., 251.46 feet to the TRUE POINT OF BEGINNING; thence continuing S.0°26'57"E., 251.46 feet; thence S.89°40'35"W., 346.46 feet; thence N.0°26'57"W., 251.46 feet; thence N.89°40'35"E., 346.46 feet to the True Point of Beginning. SUBJECT TO the East 40.00 feet of said tract for Access Easement purposes.

TRACT #3: A tract of land lying in Block 60, in the Town of Ordway as designated on the recorded plot thereof and being more particularly described as follows: Beginning at the Southeast corner of said Block 60; thence along the South line of said Block 60, S.89°40'56"W., 32.30 feet to the TRUE POINT OF BEGINNING; thence continuing thence S.89°40'56"W., 346.46 feet; thence N.0°26'57"W., 377.15 feet; thence N.89°40'35"E., 346.46 feet; thence S.0°26'57"E., 377.19 feet to the True Point of Beginning. SUBJECT TO the East 40.00 feet of said tract for Access Easement purposes. ALSO SUBJECT TO a strip of land 20.00 feet wide (10.00 feet each side of centerline) for sanitary sewer easement purposes whose centerline is described as beginning at a point on the South of the herein described tract being located at a point 35.00 feet East of the Southwest corner thereof; thence N.0°53'41"W., 161.50 feet; thence N.87°59'23"W., 38.82 feet to a point on the West line of said tract and the terminus of said easement centerline. All easement sidelines are intended to be extended or shortened to meet the South and West line of said tract.

Containing a calculated area of 15.188 acres, more or less.

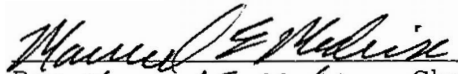
WHEREAS, the Planning Commission has determined that the property is now zoned "R-2"; and the uses of Land are consistent with the uses of an R-2 zone;

BE IT THEREFORE RESOLVED by the Planning Commission of the Town of Ordway that the application for zoning change be approved;

- 1) That the land be re-zoned "R-2"; and
- 2) That the land meets all zoning requirements of the Town of Ordway.
- 3) The proposed development of duplexes for rental or home ownership and the development of single-family homes in the R-2 zone is a permitted use and meets the zoning requirements of the Town of Ordway.
- 4) That the Town approves the Ordway East Subdivision and acceptance of public road, potable water, and sanitary sewer and authorizes the Mayor to execute and record the final plat with the Crowley County Clerk and Recorder.

Dated this 24<sup>th</sup> day of January, 2023.

TOWN OF ORDWAY PLANNING  
COMMISSION

  
BY: Marcel E. Medina, Chairman

ATTEST:

  
Karen Gates, Secretary