

**TOWN OF SEVERANCE  
ORDINANCE NO. 2025-14**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF SEVERANCE,  
COLORADO, ZONING CERTAIN LAND, KNOWN AS BOWER NORTH AND FULLY  
DESCRIBED HEREIN, TO TOWN OF SEVERANCE SUBURBAN PERIMETER AND  
RURAL RESIDENTIAL ZONING DISTRICTS**

**WHEREAS**, the Property, known as the Bower North Annexation, was annexed to the Town by Ordinance 2025-13; and

**WHEREAS**, the Applicant has submitted an application for the initial zoning of the Property to the Town of Severance Suburban Perimeter and Rural Residential Zoning Districts; and

**WHEREAS**, the Town Council conducted a public hearing on August 12, 2025 on the proposed initial zoning of the Property, in accordance with the Severance Municipal Code and applicable law; and

**WHEREAS**, after considering the evidence, testimony, as well as the recommendation of the Planning Commission, the Town Council finds and determines that the proposed zoning is consistent with the Town's Comprehensive Plan, the applicable zoning criteria in Section 16.3.80(d) of the Severance Municipal Code, and the orderly development of the Town.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF SEVERANCE, COLORADO:**

Section 1. The Town Council makes and adopts the determinations and findings contained above.

Section 2. The Property, as more particularly described in **Exhibit A-1** and **Exhibit A-2** attached hereto and incorporated herein, is hereby zoned to the Town of Severance Suburban Perimeter and Rural Residential Zoning Districts, respectively.

Section 3. A certified copy of this Ordinance shall be filed with the Town Clerk, and the Town Clerk is hereby directed to index, file, and make the Ordinance available to the public.

Section 4. If any article, section, paragraph, sentence, clause, or phrase of this ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the validity or constitutionality of the remaining portions of this ordinance. The Town Council hereby declares it would have passed this ordinance and each part or parts hereof irrespective of the fact that any one part or parts be declared unconstitutional or invalid.

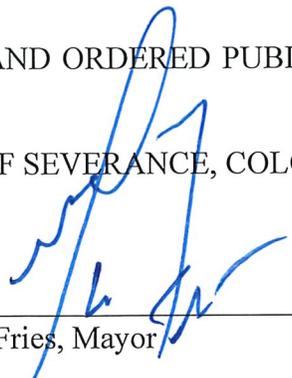
Section 5. All other ordinances or portions thereof inconsistent or conflicting with this ordinance or any portions hereof are hereby repealed to the extent of such inconsistency or conflict.

Section 6. Prior to recording, all staff comments regarding the zoning map shall be corrected and adhered to.

Section 7. A minimum of 4 acres shall be dedicated to commercial and included in the annexation agreement.

INTRODUCED, READ, ADOPTED, APPROVED, AND ORDERED PUBLISHED IN FULL this 12th day of August, 2025.

TOWN OF SEVERANCE, COLORADO

  
Matthew Fries, Mayor

ATTEST:

  
Sarah Jacobsen, Town Clerk



**AFFIDAVIT OF PUBLICATION**

STATE OF COLORADO    )  
  )  
COUNTY OF WELD        )

I, Sarah Jacobsen, Town Clerk for the Town of Severance, Colorado do solemnly swear and affirm that I published in full a true and correct copy of Ordinance No. 2025-14 enacted by the Town Council on August 12 2025, on the Town of Severance's website, <https://www.townofseverance.org/255/Ordinances> , on the 15 day of August, 2025.

Witness my hand and seal this 15 day of August, 2025.

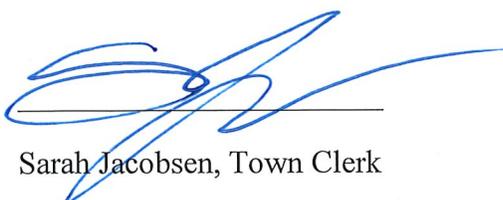
  
Sarah Jacobsen, Town Clerk

EXHIBIT A-1

PROPERTY DESCRIPTION – Suburban Perimeter

A TRACT OF LAND LOCATED IN THE EAST 1/2 OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN BEING MONUMENTED AT THE CENTER QUARTER CORNER BY A 3-1/4" ALUMINUM CAP STAMPED "LS22098", AND AT THE SOUTH QUARTER CORNER BY A 3-1/4" ALUMINUM CAP STAMPED "LS22098" ASSUMED TO BEAR S00°43'02"E A DISTANCE OF 2569.96 FEET.

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 3,

THENCE ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3, S00°43'02"E A DISTANCE OF 91.95 FEET TO THE NORTHWEST CORNER OF PARCEL A RECORDED UNDER RECEPTION NO. 4942158 IN THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER;

THENCE ON THE NORTHERLY OF SAID PROPERTY, N86°11'12"E A DISTANCE OF 1116.32 FEET, TO THE POINT OF BEGINNING;

THENCE CONTINUING ON SAID NORTHERLY LINE, N86°11'12"E A DISTANCE OF 1474.57 FEET, TO A POINT ON THE EXISTING BOUNDARY LINE OF THE TOWN OF SEVERANCE AS ANNEXED IN THE MIKELSON ANNEXATION RECORDED UNDER RECEPTION NO. 2859664;

THENCE ON SAID EXISTING TOWN BOUNDARY LINE AS ANNEXED IN SAID PLAT OF THE MIKELSON ANNEXATION, S00°20'56"E A DISTANCE OF 60.32 FEET, TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 3;

THE DEPARTING SAID NORTH LINE, ON THE EXISTING BOUNDARY LINE OF THE TOWN OF SEVERANCE AS ANNEXED IN THE OVERLOOK ANNEXATION AND ZONING MAP RECORDED UNDER RECEPTION NO. 4282922, S00°20'49"E A DISTANCE OF 2546.05 FEET, TO A POINT ON THE EXISTING BOUNDARY LINE OF THE TOWN OF SEVERANCE, AS ANNEXED

IN THE RESERVE ANNEXATION NO. 1, 2, 3, 4, AND 5 RECORDED UNDER  
RECEPTION NO. 3479091;

THENCE ON SAID EXISTING TOWN BOUNDARY LINE, S89°41'32"W A  
DISTANCE OF 1480.37 FEET;

THENCE DEPARTING SAID EXISTING TOWN BOUNDARY, N00°09'12"W A  
DISTANCE OF 2516.22 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 3,780,580 SQUARE FEET OR 86.79  
ACRE

EXHIBIT A-2

PROPERTY DESCRIPTION – Rural Residential

A TRACT OF LAND LOCATED IN THE EAST 1/2 OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN; COUNTY OF WELD, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN BEING MONUMENTED AT THE CENTER QUARTER CORNER BY A 3-1/4" ALUMINUM CAP STAMPED "LS22098", AND AT THE SOUTH QUARTER CORNER BY A 3-1/4" ALUMINUM CAP STAMPED "LS22098" ASSUMED TO BEAR S00°43'02"E A DISTANCE OF 2569.96 FEET.

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 3,

THENCE ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3, S00°43'02"E A DISTANCE OF 91.95 FEET TO THE NORTHWEST CORNER OF PARCEL A RECORDED UNDER RECEPTION NO. 4942158 IN THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON THE NORTHERLY OF SAID PROPERTY, N86°11'12"E A DISTANCE OF 1116.32 FEET;

THENCE DEPARTING SAID NORTHERLY LINE, S00°09'12"E A DISTANCE OF 2516.22, TO A POINT ON THE EXISTING BOUNDARY LINE OF THE TOWN OF SEVERANCE AS ANNEXED IN THE RESERVE ANNEXATION NO. 1, 2, 3, 4, AND 5 RECORDED UNDER RECEPTION NO. 3479091;

THENCE ON SAID EXISTING TOWN BOUNDARY, S89°41'32"W A DISTANCE OF 1089.96 FEET, TO A POINT ON THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 3;

THENCE ON SAID WEST LINE, N00°43'02"W A DISTANCE OF 2448.01 FEET, TO THE POINT OF BEGINNING;

CONTAINING A CALCULATED AREA OF 2,735,665 SQUARE FEET OR 62.80 ACRES.