

**TOWN OF SEVERANCE  
ORDINANCE NO. 2023-15**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF SEVERANCE,  
COLORADO, ZONING CERTAIN LAND, FULLY DESCRIBED HEREIN, TO TOWN  
OF SEVERANCE TOWN CORE ZONING DISTRICT**

**WHEREAS**, Severance Land, LLC, who owns certain real property generally located in Section 35, Township 7 North, Range 67 West, County of Weld, State of Colorado and as legally described in **Exhibit A** ("Property"), attached hereto and incorporated herein, has submitted an application proposing to zone the Property to Town Core zone district (the "Application"); and

**WHEREAS**, on October 18, 2023, the Severance Planning Commission conducted a public hearing on the Application; and

**WHEREAS**, following the conclusion of the duly noticed public hearing conducted on October 18, 2023, the Planning Commission recommended to the Town Council that it approve the Application; and

**WHEREAS**, on December 12, 2023, the Town Council conducted a public hearing on the Application; and

**WHEREAS**, after considering and reviewing the Planning Commission's decision, the testimony, evidence and argument presented at the Town Council public hearing, and the applicable requirements and standards set forth in Section 16.19.60(b) of the Severance Municipal Code, the Town Council finds and determines that the Application is complete, that the Applicant has met the applicable requirements and standards set forth in Section 16.19.60(b) of the Severance Municipal Code.

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

Section 1. The Property legally described in Exhibit A, which is attached hereto and incorporated herein, and which consists of approximately 8.11 acres, more or less, shall be zoned Town of Severance Town Core Zone District.

Section 2. The Town Council certifies a change in the Zoning Map zoning the property described herein to Town of Severance Town Core Zone District.

Section 3. The Town Council directs that a certified copy of this Ordinance be filed with the Town Clerk and further, that the Town Clerk 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.

INTRODUCED, READ, ADOPTED, APPROVED, AND ORDERED PUBLISHED IN FULL this 12<sup>th</sup> day of December, 2023.

TOWN OF SEVERANCE, COLORADO

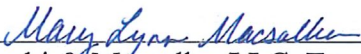
  
Matthew Fries, Mayor

ATTEST:

  
Leah Vanarsdall, MMC, Town Clerk



APPROVED AS TO FORM:

**DocuSigned by:**  
  
Hayashi & Macsalka, LLC, Town Attorney  
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## **EXHIBIT A**

### **(Legal Description)**

#### **SEVERANCE STORAGE**

The Land referred to herein below is situated in the County of Weld, State of Colorado, and is described as follows:

**PARCEL 1:**

Lot A of Recorded Exemption No. 0705-35-4 RECX15-0020, recorded December 2, 2015 at Reception No 4162466, being a part of the Southeast 1/4 of Section 35, Township 7 North, Range 67 West of the 6th P.M., County of Weld, State of Colorado.

**PARCEL 2:**

Lot 1, Johnson Subdivision, County of Weld, State of Colorado;

Excepting therefrom a parcel of land located in the SE 1/4 of Section 35, Township 7 North, Range 67 West of the 6th P.M., Weld County, Colorado, being more particularly described as follows:

Beginning at the South quarter corner of said Section 35 and considering the South line of said SE 1/4 as bearing N 90°00'00" E, with all other bearings contained herein relative thereto; thence N 90°00'00" E, along the South line, 1592.74 feet to the True Point of Beginning, thence N 10°13'00" W, 312.99 feet; thence S 90°00'00" E, 261.00 feet; thence S 05°39'00" W, 170.00 feet; thence S 84°30'00" E, 113.30 feet thence S 03°15'00" W, 128.20 feet to a point on said South line; thence S 90°00'00" W, along said South line 294.26 feet to the True Point of Beginning, County of Weld, State of Colorado.

**PARCEL 3:**

Lot 1, Johnson Subdivision, County of Weld, State of Colorado;

Being a parcel of land located in the SE 1/4 of Section 35, Township 7 North, Range 67 West of the 6th P.M. described in Deed dated October 30, 1991 and recorded November 4, 1991 at Reception No. 2268212 of the records of the Weld County Clerk & Recorder, being more particularly described as follows:

Beginning at the South quarter corner of said Section 35 and considering the South line of said SE 1/4 as bearing N 90°00'00" E, with all other bearings contained herein relative thereto; thence N 90°00'00" E, along the South line, 1592.74 feet to the True Point of Beginning, thence N 10°13'00" W, 312.99 feet; thence S 90°00'00" E, 261.00 feet; thence S 05°39'00" W, 170.00 feet; thence S 84°30'00" E, 113.30 feet thence S 03°15'00" W, 128.20 feet to a point on said South line; thence S 90°00'00" W, along said South line 294.26 feet to the True Point of Beginning, County of Weld, State of Colorado.

