

ORDINANCE NO. 908

AN ORDINANCE RELATING TO THE REZONING  
OF 183 ACRES OF PROPERTY LOCATED  
EASTERLY OF THE INTERSECTION OF NORTH  
FORD STREET AND PINE RIDGE ROAD, OWNED  
BY FOSS ARABIANS, AND AMENDING THE  
ZONING MAPS OF THE CITY OF GOLDEN  
ACCORDINGLY

WHEREAS, Frederick A. Foss, on behalf of the Foss Arabians Partnership has made application to the City of Golden for rezoning of the hereinafter described property from Jefferson County A-1, and City of Golden R-1 to P.U.D. (Community Development District) to permit the development of residential and commercial uses; and

WHEREAS, public hearings on the rezoning have been held before the Planning Commission and the City Council and the application is complete and in accordance with the Planned Unit Development procedures and regulations of the City of Golden.

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

Section 1. The hereinafter described property located in the City of Golden, County of Jefferson, State of Colorado, described in Exhibit "A" hereto and incorporated herein by this reference be and the same is changed and rezoned from Jefferson County A-1 (Agricultural 1) and City of Golden R-1 (Single Family) to P.U.D. (Planned Unit Development) (Community Development District) for development of residential and commercial uses. The P.U.D. shall be known as the Mesa Meadows Development Plan and the Final Development Plan regulations and covenants hereby approved will be executed as specified by the City Council of the City of Golden, Colorado. The zone district map areas adopted by Ordinance No. 454 of the City of Golden be and the same are hereby amended to show the said property to be zoned P.U.D. (Planned Unit Development) (Community Development District).

Section 2. All ordinances or portions of ordinances in conflict herewith are hereby repealed.

Introduced, read and ordered published this 14th day of October, 1982.

Adopted, approved and ordered published this 28th day of October, 1982.

\_\_\_\_\_  
Dr. Ruth A. Maurer  
Mayor

ATTEST:

I, Sharon L. Bennetts, City Clerk of the City of Golden, Colorado, do hereby certify that the foregoing ordinance was introduced and read at a regular meeting of the City Council of said City, held on the 14th day of October, 1982, and was published as a proposed ordinance in the Colorado Transcript, legal newspaper, as the law directs, seven days or more prior to its passage; and, that on the 28th day of October, 1982, the said proposed ordinance was read and passed by the City Council at a regular meeting and ordered published in the aforesaid newspaper as the law directs.

Witness my hand and official seal of the City of Golden, Colorado, this 29th day of October, 1982.

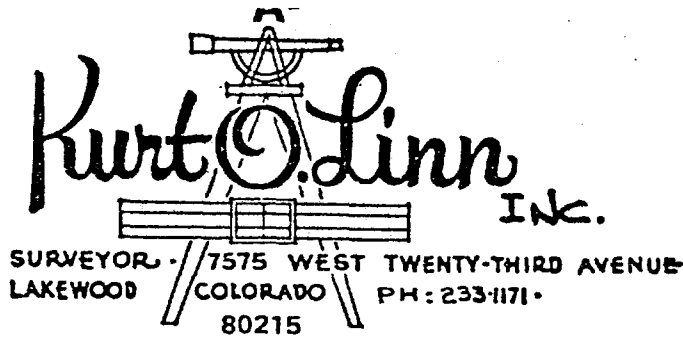
(SEAL)

Attest: \_\_\_\_\_  
City Clerk of the City of  
Golden, Colorado

EXHIBIT "A"

TRACT I

PAGE 1 OF 2



LEGAL DESCRIPTION PARCEL NE C & S.

A TRACT OF LAND IN THE EAST 1/2 OF SECTION 21 TOWNSHIP 3 SOUTH, RANGE 70 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 21;  
THENCE S.88°41'52"W. ALONG THE SOUTH LINE OF THE SE 1/4 SAID SECTION 21  
A DISTANCE OF 1642.54 FEET TO A POINT ON THE NORTHEASTERLY LINE OF THE  
COLORADO AND SOUTHERN RAIL ROAD RIGHT OF WAY;  
THENCE ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE THE FOLLOWING 10  
COURSES:

1. THENCE N.18°56'02"W. A DISTANCE OF 104.50 FEET TO A POINT;
2. THENCE N.88°41'52"E. A DISTANCE OF 18.89 FEET TO A POINT;
3. THENCE N.18°56'02"W. A DISTANCE OF 1263.05 FEET TO A POINT ON THE  
NORTH LINE OF THE SW 1/4 OF THE SE 1/4 SAID SECTION 21;
4. THENCE S.89°01'34"W., ALONG SAID NORTH LINE A DISTANCE OF 13.67  
FEET;
5. THENCE N.18°56'02"W. A DISTANCE OF 1036.91 FEET TO A POINT OF  
CURVATURE;
6. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, CENTRAL ANGLE =  
02°16'00", RADIUS = 5709.64 FEET, AN ARC LENGTH OF 225.88 FEET TO A  
POINT OF TANGENCY;
7. THENCE N.16°40'02"W. A DISTANCE OF 47.00 FEET TO A POINT OF  
CURVATURE;
8. THENCE ALONG THE ARC OF A CURVE TO THE LEFT, CENTRAL ANGLE =  
07°05'36", RADIUS = 498.34 FEET AN ARC LENGTH OF 61.70 FEET TO A  
POINT;
9. THENCE N.89°21'20"E. A DISTANCE OF 32.45 FEET TO A POINT;
10. THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT, CENTRAL  
ANGLE = 26°30'26", RADIUS = 528.34, AN ARC LENGTH OF 244.43 FEET TO  
POINT;
11. THENCE S.00°03'26"E. A DISTANCE OF 40.82 FEET TO A POINT;
12. THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT, CENTRAL  
ANGLE = 08°11'59", RADIUS = 498.34 FEET, AN ARC LENGTH OF 71.32 FEET  
TO A POINT ON THE NORTH-SOUTH CENTERLINE OF SECTION 21 AS SET BY THE  
PLAT OF NORTH GOLDEN EDGE FILING NO. 1;

THENCE LEAVING SAID RAIL ROAD RIGHT OF WAY LINE, N.01°14'20"E., ALONG  
SAID NORTH-SOUTH CENTERLINE AS SET BY THE PLAT OF NORTH GOLDEN EDGE  
FILING NO. 1, A DISTANCE OF 1101.54 FEET TO A POINT;

THENCE N.89°34'55"E. A DISTANCE OF 29.54 FEET TO THE TRUE NW CORNER OF  
THE SW 1/4 OF THE NE 1/4 OF SECTION 21;

THENCE N.89°34'55"E. ALONG THE NORTH LINE OF THE SW 1/4 OF THE NE 1/4  
SAID SECTION 21 A DISTANCE OF 1057.15 FEET TO THE NORTHWEST CORNER

TRACT I, Continued.

1. THENCE S.82°24'43"E. A DISTANCE OF 335.32 FEET;
2. THENCE S.52°05'15"E. A DISTANCE OF 196.41 FEET;
3. THENCE S.43°25'45"E. A DISTANCE OF 149.12 FEET;
4. THENCE S.38°29'51"E. A DISTANCE OF 308.22 FEET;
5. THENCE S.17°32'10"E. A DISTANCE OF 273.61 FEET;
6. THENCE S.02°36'48"E. A DISTANCE OF 262.14 FEET;
7. THENCE S.09°35'58"W. A DISTANCE OF 245.22 FEET;
8. THENCE S.19°48'52"W. A DISTANCE OF 420.53 FEET;
9. THENCE S.02°17'00"E. A DISTANCE OF 337.39 FEET;
10. THENCE S.24°47'18"E. A DISTANCE OF 221.64 FEET;
11. THENCE S.33°57'35"E. A DISTANCE OF 178.34 FEET;
12. THENCE S.53°45'49"E. A DISTANCE OF 372.80 FEET TO A POINT ON THE NORTH LINE OF THE SE 1/4 OF THE SE 1/4 SAID SECTION 21;
13. THENCE N.89°01'34"E., ALONG THE NORTH LINE SE 1/4 SE 1/4 OF SECTION 21 A DISTANCE OF 368.46 FEET TO THE NORTHEAST CORNER SAID SE 1/4 OF THE SE 1/4 OF SECTION 21;

THENCE LEAVING THE BOUNDARY TRACT DESCRIBED IN BOOK 2306 AT PAGE 4, S.00°15'32"E., ALONG THE EAST LINE OF THE SE 1/4 OF THE SE 1/4, A DISTANCE OF 1291.71 FEET TO THE SOUTHEAST CORNER OF SECTION 21, THE POINT OF BEGINNING, CONTAINING 154.6629 ACRES, MORE OR LESS, COUNTY OF JEFFERSON, STATE OF COLORADO.

*Kurt O. Linn*  
4/20/82

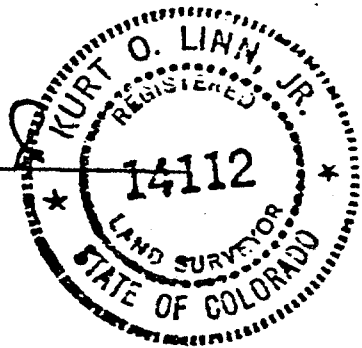
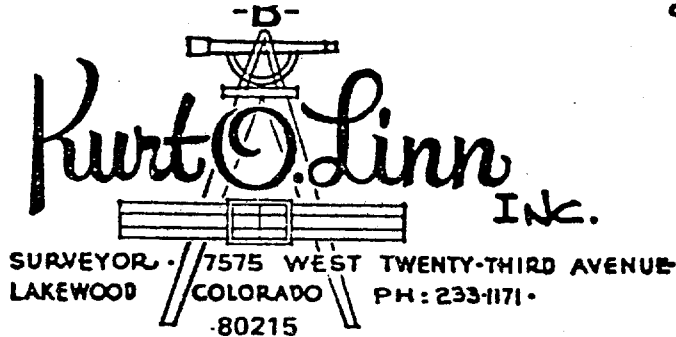


EXHIBIT "A"

TRACT II

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PAGE 1 OF 2



LEGAL DESCRIPTION PARCEL SW C & S.

A TRACT OF LAND IN THE SW 1/4 OF THE SE 1/4 AND THE NW 1/4 OF THE SE 1/4 OF SECTION 21, AND THE NW 1/4 OF THE NE 1/4 OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 70 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 21 FROM WHICH POINT THE SOUTH 1/4 CORNER SAID SECTION 21 BEARS S.88°41'52"W., A DISTANCE OF 673.08 FEET, SAID POINT OF BEGINNING BEING ALSO ON THE NORTH LINE OF ROLLING KNOLLS SUBDIVISION;  
THENCE N.09°59'07"W., A DISTANCE OF 133.63 FEET TO A POINT;  
THENCE N.30°55'52"W., A DISTANCE OF 242.07 FEET TO A POINT;  
THENCE N.52°32'27"W., A DISTANCE OF 414.77 FEET TO A POINT;  
THENCE N.57°22'28"W., A DISTANCE OF 185.02 FEET TO A POINT;  
THENCE S.72°11'41"W., A DISTANCE OF 33.39 FEET TO A POINT WHICH LIES 25.00 FEET EAST OF THE CENTERLINE OF FORD STREET;  
THENCE N.01°21'43"W., PARALLEL WITH AND 25 FEET EAST OF SAID CENTERLINE FORD STREET, A DISTANCE OF 1607.28 FEET TO A POINT ON THE SOUTH LINE OF TRACT DESCRIBED IN BOOK 2609 AT PAGE 890;  
THENCE N.82°03'17"E., ALONG THE SOUTH LINE SAID TRACT A DISTANCE OF 162.30 FEET TO A POINT;  
THENCE N.19°18'38"W. ALONG THE EAST LINE SAID TRACT A DISTANCE OF 65.70 FEET TO THE SE CORNER TRACT DESCRIBED IN BOOK 2541 AT PAGE 498;  
THENCE N.02°41'57"W., ALONG THE EAST LINE OF SAID TRACT DESCRIBED IN BOOK 2541 AT PAGE 498, A DISTANCE OF 106.69 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE COLORADO AND SOUTHERN RAIL ROAD RIGHT OF WAY;  
THENCE THE FOLLOWING 9 COURSES:

1. THENCE SOUTHERLY ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE NORTHEAST, CENTRAL ANGLE = 02°12'02", RADIUS = 5749.64 FEET, AN ARC LENGTH OF 220.84 FEET TO A POINT OF TANGENCY;
2. THENCE S.18°56'02"E. A DISTANCE OF 1023.94 FEET TO A POINT ON THE NORTH LINE OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 21;
3. THENCE S.89°01'34"W., ALONG SAID NORTH LINE, A DISTANCE OF 13.67 FEET;
4. THENCE S.18°56'02"W. A DISTANCE OF 1263.47 FEET TO A POINT;
5. THENCE N.88°41'52"E. A DISTANCE OF 18.89 FEET TO A POINT;
6. THENCE S.18°56'02"E. A DISTANCE OF 104.5 FEET TO A POINT ON THE SOUTH LINE OF THE SE 1/4 SAID SECTION 21;
7. THENCE S.88°41'52"W., ALONG SAID SOUTH LINE SE 1/4 A DISTANCE OF

TRACT II, Continued.

THENCE N.25°01'08"W., ALONG SAID EAST LINE TRACT DESCRIBED IN BOOK 1427 AT PAGE 48 A DISTANCE OF 245.16 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF ROLLING KNOLLS SUBDIVISION;

THENCE N.54°02'52"E., ALONG THE SOUTHEASTERLY LINE SAID ROLLING KNOLLS SUBDIVISION, A DISTANCE OF 14.03 FEET TO THE SOUTHEASTERLY CORNER SAID SUBDIVISION;

THENCE N.28°22'08"W., ALONG THE NORTHEASTERLY LINE SAID ROLLING KNOLLS SUBDIVISION, A DISTANCE OF 699.98 FEET TO THE NORTHEAST CORNER SAID SUBDIVISION;

THENCE S.88°41'52"W., ALONG THE NORTH LINE SAID ROLLING KNOLLS SUBDIVISION AND ALONG THE NORTH LINE OF THE NE 1/4 OF SAID SECTION 28, A DISTANCE OF 9.37 FEET TO THE POINT OF BEGINNING, CONTAINING 25.7996 ACRES, MORE OR LESS.,

SUBJECT TO AN EASEMENT OVER AND ACROSS THE FOLLOWING DESCRIBED PORTION OF THE ABOVE DESCRIBED TRACT;

BEGINNING AT A POINT ON THE SOUTHWESTERLY BOUNDARY OF THE ABOVE DESCRIBED TRACT, FROM WHICH POINT OF BEGINNING THE SOUTH 1/4 CORNER OF SAID SECTION 21 BEARS S.40°49'42"W., A DISTANCE OF 601.96 FEET;

THENCE S.52°32'27"E., ALONG SAID NORTHEASTERLY PROPERTY LINE A DISTANCE OF 75.00 FEET TO A POINT;

THENCE N.37°27'33"E., A DISTANCE OF 50.00 FEET TO A POINT;

THENCE N.52°32'27"W., A DISTANCE OF 75.00 FEET TO A POINT;

THENCE S.37°27'33"W., A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING,

COUNTY OF JEFFERSON,  
STATE OF COLORADO.

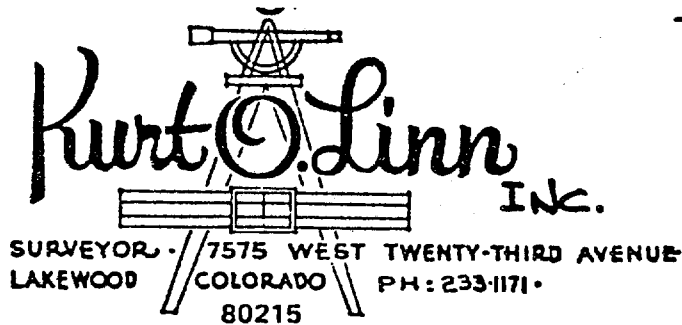


*Kurt O. Linn, Jr.*  
4/20/82

EXHIBIT "A"

TRACT III

PAGE 1 OF 2



LEGAL DESCRIPTION C & S RAILROAD PARCEL:

A TRACT OF LAND IN THE EAST 1/2 OF SECTION 21 AND THE NW 1/4 OF THE NE 1/4 NE 1/4 OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 70 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 21;

THENCE S.88°41'52"W. ALONG THE SOUTH LINE OF THE SE 1/4 SAID SECTION 21 A DISTANCE OF 1642.54 FEET TO A POINT ON THE NORTHEASTERLY LINE OF THE COLORADO AND SOUTHERN RAIL ROAD RIGHT OF WAY, THE TRUE POINT OF BEGINNING;

THENCE ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE THE FOLLOWING 12 COURSES:

1. THENCE N.18°56'02"W. A DISTANCE OF 104.50 FEET TO A POINT;
2. THENCE N.88°41'52"E. A DISTANCE OF 18.89 FEET TO A POINT;
3. THENCE N.18°56'02"W. A DISTANCE OF 1263.05 FEET TO A POINT ON THE NORTH LINE OF THE SW 1/4 OF THE SE 1/4 SAID SECTION 21;
4. THENCE S.89°01'34"W., ALONG SAID NORTH LINE A DISTANCE OF 13.67 FEET;
5. THENCE N.18°56'02"W. A DISTANCE OF 1036.91 FEET TO A POINT OF CURVATURE;
6. THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, CENTRAL ANGLE = 02°16'00", RADIUS = 5709.64 FEET, AN ARC LENGTH OF 225.88 FEET TO A POINT OF TANGENCY;
7. THENCE N.16°40'02"W. A DISTANCE OF 47.00 FEET TO A POINT OF CURVATURE;
8. THENCE ALONG THE ARC OF A CURVE TO THE LEFT, CENTRAL ANGLE = 07°05'36", RADIUS = 498.34 FEET AN ARC LENGTH OF 61.70 FEET TO A POINT;
9. THENCE N.89°21'20"E. A DISTANCE OF 32.45 FEET TO A POINT;
10. THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT, CENTRAL ANGLE = 26°30'26", RADIUS = 528.34, AN ARC LENGTH OF 244.43 FEET TO POINT;
11. THENCE S.00°03'26"E. A DISTANCE OF 40.82 FEET TO A POINT;
12. THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT, CENTRAL ANGLE = 08°11'59", RADIUS = 498.34 FEET, AN ARC LENGTH OF 71.32 FEET TO A POINT ON THE NORTH-SOUTH CENTERLINE OF SECTION 21 AS SET BY THE PLAT OF NORTH GOLDEN EDGE FILING NO.1;

THENCE LEAVING SAID NORTHEASTERLY RIGHT OF WAY LINE, S.01°14'20"W., ALONG SAID NORTH-SOUTH CENTERLINE OF SECTION 21 AS SET BY THE PLAT OF NORTH GOLDEN EDGE FILING NO. 1, A DISTANCE OF 40.74 FEET TO A POINT ON

TRACT III, Continued.

3. THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, CENTRAL ANGLE =  $07^{\circ}56'36''$ , RADIUS = 428.34 FEET, AN ARC LENGTH OF 59.38 FEET TO A POINT;
4. THENCE N. $89^{\circ}21'20''$ E., A DISTANCE OF 33.44 FEET TO A POINT;
5. THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, CENTRAL ANGLE =  $09^{\circ}14'44''$ , RADIUS = 458.34 FEET, AN ARC LENGTH OF 73.96 FEET TO A POINT OF TANGENCY;
6. THENCE S. $16^{\circ}40'02''$ E., A DISTANCE OF 47.00 FEET TO A POINT OF CURVATURE;
7. THENCE ALONG THE ARC OF A CURVE TO THE LEFT, CENTRAL ANGLE =  $02^{\circ}02'16''$ , RADIUS = 5749.64, AN ARC LENGTH OF 227.46 FEET TO A POINT OF TANGENCY;
8. THENCE S. $18^{\circ}56'02''$ E., A DISTANCE OF 1023.94 FEET TO A POINT ON THE SOUTH LINE OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 21;
9. THENCE S. $89^{\circ}01'34''$ W. ALONG SAID SOUTH LINE, A DISTANCE OF 13.67 FEET;
10. THENCE S. $18^{\circ}56'02''$ E. A DISTANCE OF 1263.47 FEET TO A POINT;
11. THENCE N. $88^{\circ}41'52''$ E. A DISTANCE OF 18.89 FEET TO A POINT;
12. THENCE S. $18^{\circ}56'02''$ E. A DISTANCE OF 104.50 FEET TO A POINT ON THE SOUTH LINE OF THE SE 1/4 OF SAID SECTION 21;
13. THENCE S. $88^{\circ}41'52''$ W. ALONG SAID SOUTH LINE OF THE SE 1/4, A DISTANCE OF 10.49 FEET;
14. THENCE S. $18^{\circ}56'02''$ E. A DISTANCE OF 667.43 FEET TO A POINT OF CURVATURE;
15. THENCE ALONG THE ARC OF A CURVE TO THE LEFT, CENTRAL ANGLE =  $06^{\circ}00'29''$ , RADIUS = 1457.69 FEET, AN ARC LENGTH OF 152.86 FEET TO A POINT ON THE NORTH LINE OF A TRACT OF LAND CONVEYED TO THE CITY OF GOLDEN IN BOOK            AT PAGE            ;

THENCE LEAVING SAID SOUTHWESTERLY LINE OF THE COLORADO AND SOUTHERN RAIL ROAD RIGHT OF WAY, N. $54^{\circ}02'52''$ E., ALONG THE NORTH LINE SAID TRACT CONVEYED TO THE CITY OF GOLDEN IN BOOK            AT PAGE            50.97 FEET TO A POINT ON THE NORTHEASTERLY LINE OF THE COLORADO AND SOUTHERN RAIL ROAD RIGHT OF WAY, SAID POINT ALSO BEING ON THE WEST LINE OF NORTH TABLE MOUNTAIN SUBDIVISION NO. 2, FILING NO. 1;

THENCE ALONG SAID NORTHEASTERLY LINE OF THE COLORADO AND SOUTHERN RAIL ROAD RIGHT OF WAY THE FOLLOWING 3 COURSES:

1. THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, CENTRAL ANGLE =  $05^{\circ}36'43''$ , RADIUS = 1407.69 FEET, AN ARC LENGTH OF 137.88 FEET TO A POINT OF TANGENCY;
2. THENCE N. $18^{\circ}56'02''$ W. A DISTANCE OF 651.54 FEET TO A POINT ON THE NORTH LINE OF THE NE 1/4 OF SAID SECTION 28;
3. THENCE S. $88^{\circ}41'52''$ W., ALONG SAID NORTH LINE A DISTANCE OF            TO THE POINT OF BEGINNING,

CONTAINING 4.5924 ACRES,  
COUNTY OF JEFFERSON, STATE OF COLORADO.

