



WESTMINSTER
COLORADO

AGENDA
PLANNING COMMISSION PRE-MEETING

Tuesday, June 11, 2019
A light dinner will be served at 6 p.m.
Pre-Meeting Begins at 6:30 p.m.

CMO Conference Room
Upper Level, City Hall

ITEM NO. 1: Items on This Evening's Agenda

- a) Public Hearing and Action on: 1) a proposed amendment to the Westminster Comprehensive Plan to designate the land use as Public Parks for five lots in the North Mountain Subdivision with addresses at 6930, 6940, 6950, and 6960 Lowell Boulevard; and 2) an amendment to the Westminster zoning map to establish zoning as Specific Plan District (SPD) for five lots in the North Mountain Subdivision with addresses at 6930, 6940, 6950, and 6960 Lowell Boulevard. The lots were annexed into the City on April 22, 2019. Following the Planning Commission review the City Council may add a Comprehensive Plan land use designation, and establish Zoning for these properties.

Prepared by: Patrick Caldwell, Senior Planner

ITEM NO. 2: Upcoming Planning Commission Meeting Agenda Items

June 25, 2019	To be confirmed
July 9, 2019	To be confirmed
July 23, 2019	-PDP (and ODP) – St. Mark Village -7225 Bradburn Avenue Comprehensive Land Use Change and Rezoning



PLANNING COMMISSION MEETING AGENDA

1. ROLL CALL
2. CONSIDERATION OF MEETING MINUTES
 - a. Meeting Minutes of May 14, 2019
3. CONSIDERATION OF NEW BUSINESS AND PUBLIC HEARING
 - a. Public Hearing and Action on: 1) a proposed amendment to the Westminster Comprehensive Plan to designate the land use as Public Parks for five lots in the North Mountain Subdivision with addresses at 6930, 6940, 6950, and 6960 Lowell Boulevard; and 2) an amendment to the Westminster zoning map to establish zoning as Specific Plan District (SPD) for five lots in the North Mountain Subdivision with addresses at 6930, 6940, 6950, and 6960 Lowell Boulevard. The lots were annexed into the City on April 22, 2019. Following the Planning Commission review the City Council may add a Comprehensive Plan land use designation, and establish Zoning for these properties.

Prepared by: Patrick Caldwell, Senior Planner

4. OLD BUSINESS
5. MISCELLANEOUS BUSINESS
6. ADJOURNMENT

PLEASE NOTE

The following are the procedures used by the Planning Commission:

1. Staff will present agenda items. The Developer may present after Staff.
2. Those in attendance who favor the proposed development may address the Commission, followed by those who do not favor the proposed development. The Chair may impose time limits on speakers. **PLEASE SIGN THE SHEET IN THE FRONT OF THE COUNCIL CHAMBERS WHEN YOU SPEAK.**
3. All questions shall be addressed to the Chair of the Planning Commission. The Chair will call on Staff to address questions at the end of the hearing. Planning Commission reserves the right to question anyone at any time during the Public Hearing.
4. The Commission is charged with the review of Comprehensive Plan Amendments, Rezoning, Preliminary Development Plans, Amended Preliminary Development Plans, Official Development Plans, Amended Official Development Plans, Preliminary Plats and Amended Preliminary Plats that are not approved administratively by the City Manager.
5. There are two different procedures involved in the review of applications for development plan approval and the procedure depends on the type of plan under consideration:
 - a. After review and a public hearing, the Planning Commission may recommend approval of an application, approval subject to specified conditions, or denial of an application. The Planning Commission is **not** the final authority on these applications. The City Council is the final decision maker.
 - b. On applications for Official Development Plans and Amended Official Development Plans, the Planning Commission **does** make the final decision, unless the decision of the Planning Commission is appealed to the City Council within 10 days of the Planning Commission decision by a "party-in-interest," as described in Section 11-5-13(B.1) of the Westminster Municipal Code. If a decision of the Planning Commission is properly appealed to the City Council, the City Council will schedule the item for consideration at one of their upcoming meetings and, after holding a public hearing, make a final decision on the application.

If you need further information regarding this process, or any other matter related to the City's development review process, please contact the City Planning Division at 303-658-2092.



WESTMINSTER

CITY OF WESTMINSTER PLANNING COMMISSION

Meeting Minutes
May 14, 2019

1. ROLL CALL

The regular meeting was called to order at 7:00 pm by Chair James Boschert. Present were, Commissioners Dave Carpenter, Tracey Colling, Lawrence Dunn and Chennou Xiong. Vice-Chair Joe McConnell, Commissioners Rick Mayo, David Tomecek and Elisa Torrez were excused from attendance. Also present: Staff members Rita McConnell, Planning Manager, John McConnell, Principal Planner, David German, Senior Planner, Jenni Grafton, Housing Policy and Development Manager, Karen Gay, Planning Aide and Jennifer Baden, Planning Aide. With roll call, Chairperson Boschert stated that the alternates would be voting.

2. CONSIDERATION OF MINUTES

Meeting Minutes from March 12, 2019.

Commissioner Colling made a motion to accept the minutes from the March 12, 2019 Planning Commission meeting. Commissioner Dunn seconded the motion. The minutes were unanimously approved (5-0).

3. CONSIDERATION OF NEW BUSINESS AND PUBLIC HEARINGS

- a) Public Hearing and Action on a proposed amendment to the land use designation in the Comprehensive Plan for three properties: a) a 6.00-acre property from Mixed-Use to R-36 Residential, b) a ±1.69-acre property from Mixed-Use to Retail Commercial, and c) a ±3.07-acre property from Retail Commercial to Public/Quasi-Public. The three properties are within the Hollyhurst Subdivision, located at the northwest corner of West 97th Avenue and Federal Boulevard.

David German, Senior Planner, entered into the record the agenda memorandum, attachments, property postings, proof of applicant mailing and public notice affidavit of publication from the Westminster Window May 2, 2019. Mr. German also entered into the public record information and provided copies of emails from citizens that were received as a result of the public notices after the publication of the agenda packet for tonight's meeting. Mr. German narrated a PowerPoint presentation for the proposal to:

1. Hold a public hearing.
2. Recommend that the Planning Commission recommend to City Council approval of three amendments to the Comprehensive Plan, specifically, a) a 6.00-acre property from Mixed-Use to R-36 Residential, b) a ±1.69-acre property from Mixed-Use to Retail Commercial, and c) a ±3.07-acre property from Retail Commercial to Public/Quasi-Public, where all three properties are located within the Hollyhurst Subdivision. This recommendation is based on a finding that the Amendment is generally supported by the criteria set forth in Section 11-5-21 of the Westminster Municipal Code.

The applicant gave no presentation but was available for questions. Chairperson Boschert opened the floor for discussion and questions from the Commissioners to the Staff and applicant.

Having no discussion and hearing no questions, Chairperson Boschert opened the public hearing at 7:10 p.m.

Wanda Young and Mark Whitney addressed the Commission with regards to the agenda item. Topics and issues discussed included concern regarding the number of units and the narrowness of the space in the proposed development plan, as well as worries regarding emergency response access and increased traffic in the area. Chairperson Boschert noted to the citizens that the proposed development plan was not currently under review therefore we could only accept comment on the land use change. Both citizens expressed concern and questioned when they would be able to express their concerns regarding the development plan. Chairperson Boschert stated that the citizens should watch for public notices regarding the proposed preliminary development plan. Mark Whitney stated he would stay in touch with Senior Planner, David German.

With no other comments from the public, the hearing was closed at 7:14 p.m. and entertained discussion from the Commission.

Commissioner Carpenter asked Mr. German to clarify that the land use being changed is being changed from Mixed-Use to R-36 Residential is not changing the density and therefore not impacting City services. Senior Planner, David German, confirmed that Mixed-Use and R-36 Residential both allow 36 dwelling units per acre.

Commissioner Colling motioned that the Planning Commission recommend to City Council approval of three amendments to the Comprehensive Plan, specifically, a) a 6.00-acre property from Mixed-Use to R-36 Residential, b) a ±1.69-acre property from Mixed-Use to Retail Commercial, and c) a ±3.07-acre property from Retail Commercial to Public/Quasi-Public, where all three properties are located within the Hollyhurst Subdivision. This recommendation is based on the finding that the Amendment is generally supported by the criteria set forth in Section 11-5-21 of the Westminster Municipal Code. Commissioner Dunn then seconded the motion. The motion was unanimously approved (5-0).

After the vote was cast, Senior Planner David German, stated that a tentative date of July 23, 2019 has been set to review the development plan and site design. Chairperson Boschert reiterated that the date was tentative so the citizens should watch for the public notices regarding development of this area.

A full recording of the meeting, including all public comment will be made available upon request.

4. ADJOURNMENT

The meeting was adjourned at 7:19 p.m.

THE WESTMINSTER PLANNING COMMISSION

James Boschert, Chairperson

Agenda Memorandum

Planning Commission Meeting
June 11, 2019



PLN19-0057 Comprehensive Plan Amendment
PLN19-0058 Zoning Map Amendment

SUBJECT: Public Hearing and Action on: 1) a proposed amendment to the Westminster Comprehensive Plan to designate the land use as Public Parks for five lots in the North Mountain Subdivision with addresses at 6930, 6940, 6950, and 6960 Lowell Boulevard; and 2) an amendment to the Westminster zoning map to establish zoning as Specific Plan District (SPD) for five lots in the North Mountain Subdivision with addresses at 6930, 6940, 6950, and 6960 Lowell Boulevard. The lots were annexed into the City on April 22, 2019. Following the Planning Commission review the City Council may add a Comprehensive Plan land use designation, and establish Zoning for these properties.

Prepared By: Patrick Caldwell, AICP, Senior Planner

Recommended Action:

1. Hold a public hearing.
2. Recommend that the Planning Commission recommend to City Council approval of a proposed amendment to the Westminster Comprehensive Plan to designate the land use as Public Parks for five lots in the North Mountain Subdivision with addresses at 6930, 6940, 6950, and 6960 Lowell Boulevard. This recommendation is based on a finding that the Amendment is generally supported by the criteria set forth in Section 11-5-21 of the Westminster Municipal Code.
3. Recommend that the Planning Commission recommend to City Council approval of an amendment to the Westminster zoning map to establish zoning as Specific Plan District (SPD) for five lots in the North Mountain Subdivision with addresses at 6930, 6940, 6950, and 6960 Lowell Boulevard. This recommendation is based on a finding that the Amendment is generally supported by the criteria set forth in Section 11-4-3 and 11-5-2 and 11-5-3 of the Westminster Municipal Code.

Summary Statement:

- The City purchased the five lots in the North Mountain View Subdivision as Open Space in 2015, and removed all structures in 2016.
- The total acreage of the five lots is .7635 acres.
- The lots were designated as part of the Westminster Station Park in 2016.
- The five lots were annexed into the City on April 22, 2019.
- The five lots presently do not have a Comprehensive Plan land use designation and are proposed to be designated as a Public Park land use in the Westminster Comprehensive Plan.
- The five lots presently do not have a zoning designation and to establish a zone district the properties are proposed to be zoned as Specific Plan District (SPD).

Fiscal Impact:

\$0 in expenditures.

Source of Funds:

Not applicable.

Policy Issue(s):

1. Should the Planning Commission recommend that the City Council approve the Comprehensive Plan land use designation of Public Parks for these five lots?
2. Should the Planning Commission recommend that the City Council approve the zone designation of Specific Plan District (SPD) for these five lots?

Alternative(s):

1. Deny the Comprehensive Plan amendment, or assign a different designation. Any different designation would be inconsistent with the park area where the five lots are located, and inconsistent with the City's long range plans for the site.
2. Deny the Zoning designation to SPD, or designate an alternative zoning category. Any different designation would be inconsistent with the park area where the five lots are located, and inconsistent with the City's plans for the larger SPD site.

Background Information:Property Owner

City of Westminster,
Jason Genck, Contact
Parks Recreation and Libraries Department
4800 West 92nd Avenue
Westminster, Colorado 80031

North Mountain View Subdivision

The North Mountain View Subdivision is a 15 lot subdivision in Adams County. The property was platted in 1952. In 2011 the City purchased Lots 10 through 15 of the North Mountain View Subdivision. These six lots have frontage on West 69th Avenue and were annexed into the City in 2012 as part of the Little Dry Creek Property annexation. The City purchased Lots 1 through 5 in 2015, and these five lots have frontage on Lowell Boulevard. The City removed all structures on these lots subsequent to obtaining ownership. These five lots were annexed into the City on April 22, 2019. Four other lots in the North Mountain View Subdivision are adjacent to these eleven City owned lots, and remain in private ownership in Adams County with full access to Lowell Boulevard and/or West 69th Avenue. No action is proposed for these four lots.

Nature of Request

The City purchased the five contiguous lots for open space. The boundaries of the Westminster Station Park were expanded in 2016, and these lots were transferred from open space to become part of the Westminster Station Park. Park improvements are ongoing on these five lots. The annexation on April 22, 2019 did not provide a Comprehensive Plan land use designation, or a Zoning designation for the five lots. The Colorado Revised Statutes (CRS) require that the municipality make a Comprehensive Plan land use designation, and establish a Zoning designation within 90 days of annexation by a municipality. This City initiated request to designate a Comprehensive Plan land use and to establish Zoning for the properties is on schedule to comply with the CRS requirements.

Location

The site is located between West 69th Avenue and West 70th Avenue along the east side of Lowell Boulevard. See the attached Comprehensive Plan map, and Zoning map shown as Attachments 2 and 3.

Public Notification

WMC 11-4-16(B)(1) and (11-5-13) require public notification procedures for Comprehensive Plan and Zoning:

- Published Notice: Notice of public hearings scheduled before Planning Commission shall be published at least ten days prior to the public hearings. Notice was published in the *Westminster Window* on May 30, 2019.

- **Property Posting:** Notice of public hearings shall be posted on the property with one sign in a location reasonably visible to vehicular and pedestrian traffic passing adjacent to the site at least ten days prior to such hearing. One sign, facing Lowell Boulevard, was posted on the property on May 30, 2019.
- **Written Notice:** At least ten days prior to the date of the public hearing, the applicant shall mail individual notices by first-class mail to property owners and homeowner's associations registered with the City within 300 feet of the subject property. The City, as applicant, has provided the Planning Division with a certification that the required notices were mailed on May 30, 2019.

Surrounding Zoning and Comprehensive Plan Designations and Current Uses

Location:	Zoning Designation:	Comprehensive Plan Designation:	Current Land Use:
North: Unplatted, Westminster Station Park	SPD	Public/Quasi Public	Westminster Station Park
East: Unplatted, Westminster Station Park	SPD	Public/Quasi Public	Westminster Station Park
South: Lots 6, 7, 8, 9 of the North Mountain View Subdivision (Adams County)	R-2 (Adams County)	N/A (Adams County)	Attached and Single- Family Detached Residential (Adams County)
West: Little Dry Creek Dog Park on west side of Lowell Boulevard	O-1	City Open Space	Little Dry Creek Dog Park

Comprehensive Plan Criteria (WMC 11-5-21)

The Comprehensive Plan land use designation must comply with the City's Comprehensive Plan criteria outlined in the Westminster Municipal Code, specifically WMC 11-5-21(B)(1-10).

- (1) *The proposed amendment is consistent with the vision, intent and applicable policies of the Comprehensive Plan and other adopted plans, policies and guidelines.*

The adjacent property is Public Parks. In 2016 the City included this land in the Westminster Station Park, and developed park uses and park plans that integrated this site with the adjacent parks use. The designation of Public Parks

is consistent with the vision, intent, and applicable policies of the Comprehensive Plan.

- (2) *The proposed amendment serves a substantial public purpose and will not be substantially detrimental to the surrounding lands.*

The City has active construction for a park on adjacent park land and this site will be integrated with the other park land. The City's parks serve a substantial public purpose by providing recreational areas for the City's residents, and the designation of Public Parks is not detrimental to surrounding lands.

- (3) *The proposed amendment shall consider the nature and degree of impacts on neighboring lands. Individual parcels or groups of parcels shall not be subject to a change in land use in such way that the new designation is substantially inconsistent with the uses of the surrounding area.*

The City has active construction for a park on adjacent park land and this site will be integrated with the other park land. The Public Park designation is consistent with the adjacent parks use.

- (4) *The proposed amendment is necessary in order to address substantially changed conditions in the immediate area of the subject tract since adoption of the Land Use Plan or an error contained in that document.*

The property was annexed into the City on April 22, 2019, and the designation of Public Parks provides verification of the current status of this site within the immediate area.

- (5) *The proposed amendment provides for the orderly physical growth of the city.* The designation of Public Parks is consistent with the property adjacent to the site, and this reflects the concept of orderly physical growth.

- (6) *The proposed amendment furthers an important public policy, including but not limited to a need for affordable housing, protection of historic resources, preservation of open space, or reduction in water demand by virtue of a different land use category.*

The designation of Public Parks furthers the public policy of preservation of a form of open space as a park use.

- (7) *The proposed amendment is appropriate in order to address a uniqueness in the size, shape and character of the parcel in relation to neighboring lands. Proof that a small parcel is unsuitable for use as presently designated or that there have been substantial changes in the immediate area may justify an amendment subject to evidence furnished by the applicant.*

This criterion does not apply.

- (8) *The proposed amendment will not negatively impact the transportation system, drainage, water and sewer infrastructure, water supply, fire and police services, the parks and open space system, or the City general fund revenue.*

The designation of this site as Public Parks will not negatively impact any of the items noted above. The use of the site as a park has been planned for a number of years, and the impacts have been incorporated into the formula for the park's developments so that its use is not a negative impact to the City.

- (9) *The proposed amendment will not negatively impact referral agencies such as the Colorado Department of Transportation, local school districts, the Rocky Mountain Metropolitan Airport, or other agencies pertinent to the location and nature of the requested amendment.*

The designation of Public Parks for this site will not negatively impact referral agencies. The site is integrated into the design of the adjacent park land and all impacts were analyzed during the design of the adjacent park.

- (10) *The proposed amendment establishes minimal environmental impacts or has sufficiently mitigated any identified impacts.*

The designation of Public Parks does not create negative environmental impacts. The site is integrated into the adjacent park development, and the mitigation of any environmental impacts were considered with the design of the park.

Zoning (11-4-3, 11-5-2, 11-5-3)

The Westminster Municipal Code contains three sections related to establishment of zoning. The following narrative notes how this proposal to establish the zoning as Specific Plan District (SPD) complies with the various City Code requirements.

- WMC 11-4-3 states that *"all requests for rezoning must be in compliance with the City's Comprehensive Plan."* The above narrative in this memo outlines compliance with the City's Comprehensive Plan.
- WMC 11-4-3 states that *"zoning amendments shall be authorized in accordance with Chapter 5 of this Title."* Information below outlines the compliance with Chapter 5.
- WMC 11-5-2(A) states that *"no zoning or rezoning of any property within the City shall be granted unless the zoning or rezoning is to Planned Unit Development, Specific Plan District, or O-1, ..."* The Staff recommendation for this site is to establish the zoning as Specific Plan District (SPD), and the recommendation is consistent with this requirement to establish zoning as one of these three options. The adjacent City owned properties are presently zoned SPD, and "The Westminster Area Specific Plan" adopted in May, 2017 anticipated the annexation, and development of this site as part of the Westminster Station Plan with an SPD zone designation.
- WMC 11-5-2(B) requires Planning Commission and City Council review *"in accordance with procedures set forth in Section 11-5-13, W.M.C."* This requirement is redundant because the requirement for public hearings for establishment of

zoning are also spelled out in W.M.C. 11-5-13. The public notice procedures have been followed with this application, and are noted above in this memo.

- WMC 11-5-2(C) requires "*a non-refundable fee.*" City-owned, and City initiated projects do not require fees for review of the application, so there is no fee of record for this rezoning.
- WMC 11-5-3(A)(1) states that "for zoning to a district other than Planned Unit Development (PUD)" that "*The proposed zoning or rezoning is in conformance with the City's Comprehensive Plan and all City policies, standards and sound planning principles and practice.*" The above narrative in this memo outlines compliance with the City's Comprehensive Plan. The establishment of zoning as SPD is in conformance with all applicable City policies, standards and sound planning principles and practices.
- WMC 11-5-3(A)(2) states that "for zoning to a district other than Planned Unit Development (PUD)" that "*There is either existing capacity in the City's street, drainage and utility systems to accommodate the proposed zoning or rezoning, or arrangements have been made to provide such capacity in a manner and timeframe acceptable to City Council.*" Presently there is existing capacity in the City's street, drainage and utility systems to serve a .7635 acre site with a parks use in an SPD zone. The impacts were evaluated with the design of the Westminster Station Park.
- WMC 11-5-3(C) states that "*Any City-initiated rezoning shall satisfy the standards set forth in subsection (A) above.*" The above narrative states that the standards of WMC 11-5-3(A) have been satisfied, and therefore it is acceptable to establish this zone as SPD.
- WMC 11-5-3(E) states that "*Any zoning or rezoning to Specific Plan District shall satisfy the standards set forth in Section 11-5-20, W.M.C.*" The referenced code Section 11-5-20 outlines the requirements for the SPD zone district. As noted above for WMC 11-5-2(A) the adjacent City owned properties are presently zoned SPD, and "The Westminster Area Specific Plan" adopted in May, 2017 anticipated the annexation, and development of this site as part of the Westminster Station Plan and the establishment of an SPD zone designation. Staff finds that all standards in WMC 11-5-20 have been satisfied as they relate to this requirement.

Preliminary Development Plan and Official Development Plan Information

A Preliminary Development Plan (PDP) and Official Development Plan (ODP) are typically not required for City owned property, and a PDP and ODP will not be required for this site. In lieu of a PDP and an ODP the Westminster Station Park Plan will provide policy, site planning information, and implementation for the development of the park that these lots are part of.

Fees and Dedications

Fees and/or dedications for Schools in-lieu of land, Public Land Dedication or fees in-lieu of land, and fees for Park Development are not required for City owned land.

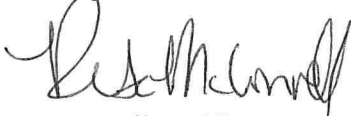
Neighborhood Outreach

Comprehensive Plan land use designation and Zoning of City owned land does not require neighborhood meetings, or neighborhood contact. Mailed notice to the four non-City owned properties within 300 ft. was provided as required by W.M.C. 11-5-13. At this time, the City has had no response from these property owners.

Strategic Plan

The City Council's Strategic Plan Goals provide guidance on the City Council priorities, and Staff finds this project supports the City's 2017 Strategic Plan Goals. The Comprehensive Plan land use designation and Zoning of these five lots supports the goal Beautiful, Desirable, Safe and Environmentally Responsible City. This Comprehensive Plan land use designation and Zoning annexation will help the City achieve its goal of completion of the Westminster Station Park Plan in a safe and sustainable community.

Respectfully submitted,



Rita McConnell, AICP
Planning Manager

Attachments:

- Attachment 1: Legal Description
- Attachment 2: Comprehensive Plan Land Use Map
- Attachment 3: Zoning Map

Attachment 1

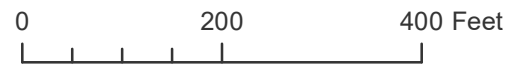
LOTS 1 THROUGH 5, NORTH MOUNTAIN VIEW, A PLAT RECORDED IN BOOK 4 AT PAGE 145 IN THE ADAMS COUNTY, COLORADO CLERK AND RECORDER'S OFFICE AND SITUATED IN THE NW 1/4 OF SECTION 5, T.3S., R.68W. OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SECTION 5, T.3S., R.68W. OF THE 6TH P.M.;
THENCE N00°38'42"E ALONG THE WEST LINE OF SAID SECTION 5, A DISTANCE OF 1206.71 FEET;
THENCE S89°21'18"E A DISTANCE OF 38.34 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED IN INSTRUMENT RECORDED AT RECEPTION NO. C0747799 AND THE POINT OF BEGINNING;
THENCE N89°48'42"E ALONG THE NORTH LINE OF LOT 1, NORTH MOUNTAIN VIEW, A DISTANCE OF 127.67 FEET TO THE NORTHEAST CORNER OF SAID LOT 1;
THENCE S00°38'42"W ALONG THE EAST LINE OF LOTS 1 THROUGH 5, NORTH MOUNTAIN VIEW, A DISTANCE OF 250.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5;
THENCE S89°48'42"W ALONG THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 136.01 FEET TO A POINT ON THE EAST R.O.W. LINE OF LOWELL BOULEVARD;
THENCE N00°38'42"E ALONG SAID EAST R.O.W. LINE AND ALONG THE WEST LINE OF LOTS 5 AND 4, A DISTANCE OF 100.00 FEET;
THENCE N89°48'42"E ALONG SAID EASTERLY R.O.W. LINE AND ALONG THE SOUTH LINE OF A PARCEL OF LAND DESCRIBED IN INSTRUMENT RECORDED AT RECEPTION NO. C0810426, A DISTANCE OF 1.74 FEET;
THENCE N02°57'25"E ALONG THE EASTERLY LINE OF SAID PARCEL, A DISTANCE OF 50.07 FEET TO THE NORTHEAST CORNER OF SAID PARCEL.
THENCE N03°15'55"E ALONG THE EASTERLY LINE OF A PARCEL OF LAND DESCRIBED IN INSTRUMENT RECORDED AT RECEPTION NO. C0747799, A DISTANCE OF 100.17 FEET TO THE POINT OF BEGINNING.

SAID ANNEXATION PARCEL CONTAINS (33,258 SQUARE FEET) 0.7635 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS AND ENCUMBRANCES OF RECORD.

BEFORE

Attachment 2



AFTER



WESTMINSTER

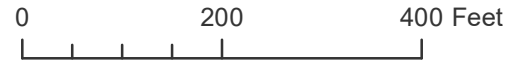
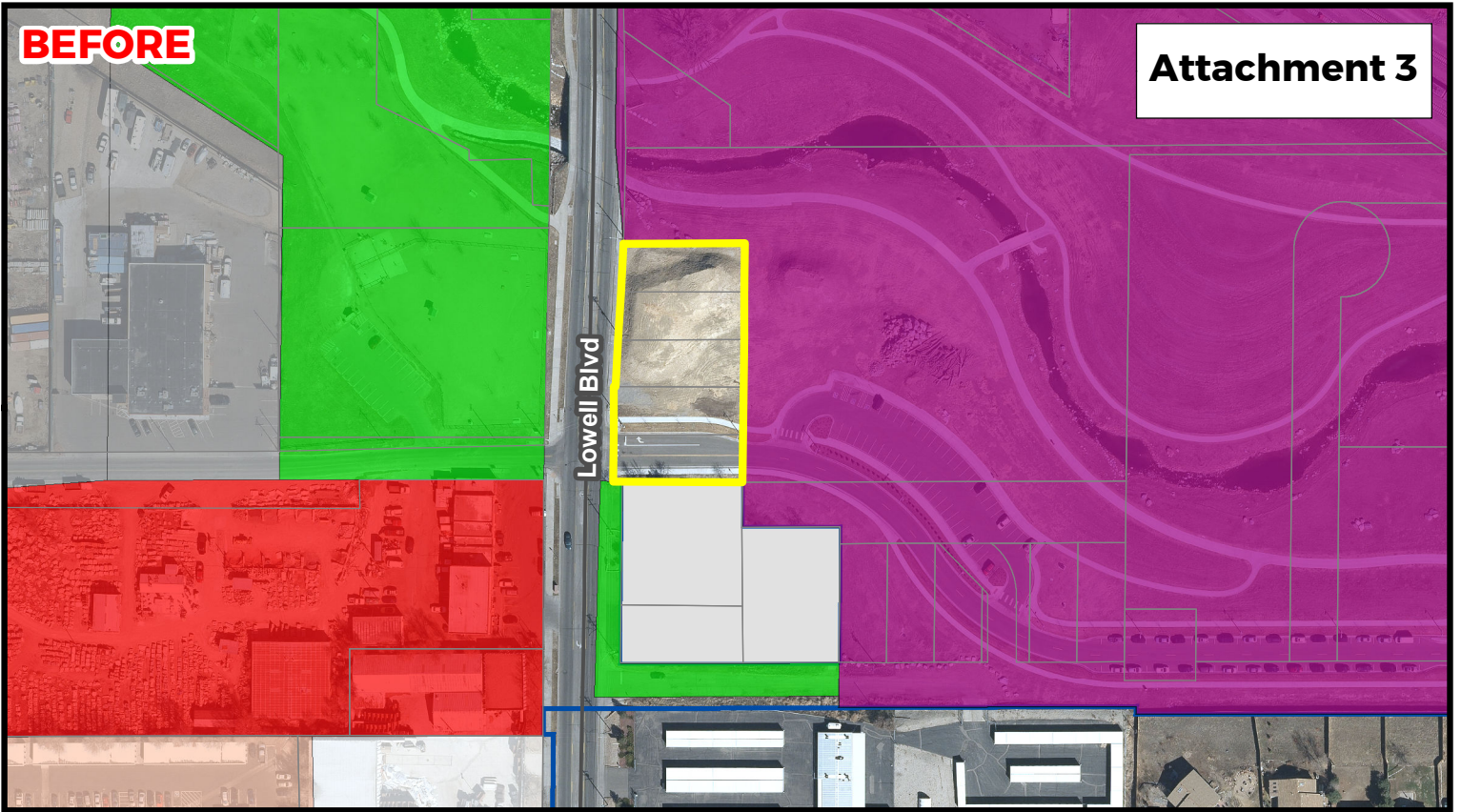
City of Westminster Planning/Engineering (GIS) - 2019

Comprehensive Plan Change



BEFORE

Attachment 3



AFTER

