

**ORDINANCE NO. 04-2023**

**AN ORDINANCE APPROVING A REZONING FOR THE SEDGWICK RODEO GROUNDS FROM LOW DENSITY RESIDENTIAL (R-LD) TO FAIRGROUNDS DISTRICT (FG)**

**WHEREAS**, the Town has received a request to rezone the Sedgwick Rodeo Grounds, the legal description of which is set forth on Exhibit A, and the general location of which is north of State Highway 138 (Railroad Avenue) and east of East Street; and

**WHEREAS**, the Property is currently zoned Low Density Residential (R-LD) and the proposed zoning for the Property is Fairgrounds District (FG); and

**WHEREAS**, all materials related to the proposed rezoning have been reviewed by Town Staff and found to be in compliance with the Town of Sedgwick Official Zoning Ordinance and related Town ordinances, regulations, and policies; and

**WHEREAS**, the Board of Trustees considered the proposed rezoning at a duly noticed public hearing; and

**WHEREAS**, the Board of Trustees finds that the proposed rezoning is consistent with the applicable criteria of the Town of Sedgwick Official Zoning Ordinance and related Town ordinances, regulations, and policies and that the application should be approved; and

**WHEREAS**, no protests were received by the Town pursuant to C.R.S. § 31-23-305.

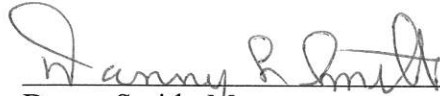
**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF SEDGWICK, COLORADO:**

**Section 1.** The Board of Trustees of the Town of Sedgwick, Colorado does hereby approve a rezoning from Low Density Residential (R-LD) to Fairgrounds District (FG) of the Sedgwick Rodeo Grounds, the legal description of which is set forth on Exhibit A, and the general location of which is north of State Highway 138 (Railroad Avenue) and east of East Street. The Town zoning map shall be amended accordingly.

**Section 2.** All other ordinances or portions thereof inconsistent or conflicting with this ordinance or any portion hereof are hereby repealed to the extent of such inconsistency or conflict.

INTRODUCED, READ, PASSED AND ADOPTED AND ORDERED PUBLISHED  
BY TITLE ONLY this 9th day of October, 2023.

TOWN OF SEDGWICK, COLORADO

  
\_\_\_\_\_  
Danny Smith, Mayor

ATTEST:

  
\_\_\_\_\_  
Heather Moore, Town Clerk

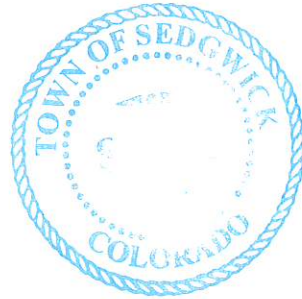


EXHIBIT A  
Legal Description

A tract of land in the NE¼ of Section 18, Township 11 North, Range 46 West of the 6th P.M., described as follows:

Commencing at the N.E. corner of Block 4, in the First Addition to Sedgwick, Colorado;  
thence South along the east line of said Block 4 a distance of 300.0 feet;  
thence East a distance of 50.0 feet to the True Point of Beginning;  
thence continuing East a distance of 345.0 feet;  
thence South a distance of 698.4 feet;  
thence along the northerly right of way line of State Highway 138, S 73°27' W a distance of 359.9 feet; thence North along the east line of East Avenue a distance of 800.9 feet to the point of beginning.