

CITY OF WHEAT RIDGE, COLORADO
INTRODUCED BY COUNCIL MEMBER STITES
Council Bill No. 05-2009
Ordinance No. 1437

Series of 2009

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26⁰⁰

TITLE: AN ORDINANCE APPROVING THE ANNEXATION OF CERTAIN TERRITORY TO THE CITY OF WHEAT RIDGE, COLORADO (CASE NO. ANX-08-03/LONG'S PEAK METROPOLITAN DISTRICT)

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WHEAT RIDGE, COLORADO:

Section 1.

That a Petition for Annexation, together with four (4) copies of the annexation map as required by law, was filed with the City Council on December 12, 2008, by the owners of over fifty percent (50%) of the area of the territory hereinafter described, exclusive of public streets and alleys, and comprising more than fifty percent (50%) of the landowners of the property to be annexed. The City Council, by resolution at a properly noticed meeting on January 26, 2009, accepted said Petition and found and determined that the applicable parts of the Municipal Annexation Act of 1965, as amended, have been met and further determined that an election was not required under the Act and that no additional terms and conditions were to be imposed upon said annexation.

Section 2. Annexation Approved.

That the annexation to the City of the following described property is hereby approved:

BEING PORTIONS OF COLORADO STATE HIGHWAY 58, TOGETHER WITH PORTIONS OF WEST 44TH AVENUE, ALSO TOGETHER WITH OTHER LANDS, ALL LYING WITHIN SECTIONS 19 AND 20, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 19, FROM WHENCE THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER (SW 1/4) BEARS SOUTH 00°22'44" EAST A DISTANCE OF 2642.03 FEET, WITH ALL BEARINGS HEREIN RELATED THERETO; THENCE SOUTH 67°26'43" WEST, 2340.64 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN LAND AS DESCRIBED AND CONVEYED TO THE COLORADO



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Jefferson County, Colorado

DEPARTMENT OF TRANSPORTATION AT RECEPTION No. 2008011087, SAID POINT BEING COINCIDENT WITH THE SOUTH LINE OF COLORADO STATE HIGHWAY 58 AS DESCRIBED AND CONVEYED IN BOOK 2227, PAGE 531, AND BEING THE POINT OF BEGINNING;

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THENCE ALONG SAID SOUTH LINE, SOUTH 80°35'52" WEST, 268.65 FEET TO THE WEST LINE OF SAID SOUTHWEST QUARTER;

THENCE ALONG SAID WEST LINE, NORTH 00°09'20" WEST, 289.15 FEET TO A POINT ON THE BOUNDARY OF THAT CERTAIN LAND DESCRIBED AS PARCEL No. 26 AT RECEPTION No. 2008002606;

THENCE LEAVING SAID WEST LINE OF SAID SOUTHWEST QUARTER, ALONG SAID PARCEL No. 26 BOUNDARY THE FOLLOWING TWO (2) COURSES:

1. NORTH 79°47'37" EAST, 403.08 FEET TO A POINT;
2. NORTH 59°33'27" EAST, 313.45 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN LAND DESCRIBED AS PARCEL No. 26A AT RECEPTION No. 2008002606;

THENCE ALONG SAID PARCEL No. 26A BOUNDARY THE FOLLOWING FOUR (4) COURSES:

1. NORTH 14°08'11" EAST, 160.20 FEET TO A POINT;
2. NORTH 00°13'13" WEST, 187.99 FEET TO A POINT;
3. SOUTH 89°29'42" WEST, 290.63 FEET TO A POINT;
4. NORTH 00°53'57" WEST, 89.92 FEET TO A POINT ON THE NORTH LINE OF WEST 44TH AVENUE AS DESCRIBED AND CONVEYED IN BOOK 359, PAGE 223;

THENCE ALONG SAID NORTH LINE, AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER (SW ¼), NORTH 89°06'03" EAST, 1228.91 FEET TO A TANGENT CURVE TO THE LEFT CONCAVE NORTHWESTERLY;

THENCE NORTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 20.00 FEET, AND WHOSE LONG CHORD BEARS NORTH 44°21'13" EAST AND HAS A CHORD LENGTH OF 28.16 FEET, THROUGH A CENTRAL ANGLE OF 89°29'40", FOR AN ARC LENGTH OF 31.24 FEET TO A POINT ON THE WEST LINE OF FLORA STREET;

THENCE ALONG SAID WEST LINE, NORTH 00°23'37" WEST, 20.88 FEET TO A POINT;

THENCE NORTH 89°36'23" EAST, 50.00 FEET TO A POINT ON THE EAST LINE OF SAID FLORA STREET;

THENCE ALONG A NON-TANGENT CURVE TO THE LEFT CONCAVE

NORTHEASTERLY, HAVING A RADIUS OF 30.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 45°38'47" EAST AND HAS A CHORD LENGTH OF 42.61 FEET,

THROUGH A CENTRAL ANGLE OF 90°30'20", FOR AN ARC LENGTH OF 47.39 FEET TO A POINT 50.00 FEET DISTANT FROM THE SAID NORTH LINE OF SAID SOUTHWEST QUARTER (SW ¼);

THENCE PARALLEL SAID NORTH LINE, NORTH 89°06'03" EAST, 355.69 FEET TO A POINT;

THENCE SOUTH 00°23'37" EAST, 10.00 FEET TO A POINT ON THE AFORMENTIONED NORTH LINE OF SAID WEST 44TH AVENUE AS DESCRIBED AND CONVEYED IN BOOK 359, PAGE 223, AND ALSO DESCRIBED AND CONVEYED IN BOOK 323, PAGE 323 AND RECEPTION No. 89033001;

THENCE ALONG SAID NORTH LINE OF SAID WEST 44TH AVENUE THE FOLLOWING THREE (3) COURSES:

1. NORTH 89°06'03" EAST, 228.09 FEET TO A TANGENT CURVE TO THE LEFT CONCAVE NORTHERLY;
2. EASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 915.00 FEET, AND WHOSE LONG CHORD BEARS NORTH 83°04'22" EAST AND HAS A CHORD LENGTH OF 192.18 FEET, THROUGH A CENTRAL ANGLE OF 12°03'22", FOR AN ARC LENGTH OF 192.53 FEET TO A POINT OF TANGENCY;
3. NORTH 77°02'41" EAST, 3092.40 FEET TO A POINT, SAID POINT ALSO BEING A POINT OF CURVATURE OF THE NORTH LINE OF SAID WEST 44TH AVENUE;

THENCE LEAVING SAID NORTH LINE, SOUTH 12°57'19" EAST, 80.00 FEET TO THE SOUTH LINE OF SAID WEST 44TH AVENUE AS DESCRIBED AND CONVEYED IN BOOK 359, PAGE 223, AND ALSO DESCRIBED AND CONVEYED IN BOOK 323, PAGE 323 AND RECEPTION No. 89033001;

THENCE ALONG SAID SOUTH LINE THE FOLLOWING THREE (3) COURSES:

1. SOUTH 77°02'41" WEST, 3092.40 FEET TO A TANGENT CURVE TO THE RIGHT CONCAVE NORTHERLY;
2. WESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 995.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 83°04'22" WEST AND HAS A CHORD LENGTH OF 208.98 FEET, THROUGH A CENTRAL ANGLE OF 12°03'22", FOR AN ARC LENGTH OF 209.37 FEET TO A POINT OF TANGENCY, SAID POINT BEING 40.00 FEET DISTANT FROM THE NORTH LINE OF THE SOUTHWEST QUARTER (SW ¼) OF SAID SECTION 19;
3. PARALLEL SAID NORTH LINE OF SAID SOUTHWEST QUARTER (SW ¼), SOUTH 89°06'03" WEST, 1413.02 FEET TO THE NORTHEAST CORNER OF THE AFORMENTIONED PARCEL No. 26A;

THENCE LEAVING SAID SOUTH LINE OF SAID WEST 44TH AVENUE, AND ALONG THE EAST LINE OF SAID PARCEL No. 26A, SOUTH 00°23'24" EAST, 348.26 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL No. 26A, AND BEING COINCIDENT WITH THE NORTHWEST CORNER OF PARCEL No. 24 AS DESCRIBED AND CONVEYED AT RECEPTION No. 2008075289;

THENCE ALONG THE NORTH LINE OF SAID PARCEL No. 24 AND CONTINUING ALONG THE NORTH LINE OF PARCEL No. 25 AS DESCRIBED AND CONVEYED AT RECEPTION No. 2007134180, SOUTH 85°42'49" EAST, 518.97 FEET TO THE NORTH LINE OF COLORADO STATE HIGHWAY 58;

THENCE ALONG SAID NORTH LINE OF SAID COLORADO STATE HIGHWAY 58 THE FOLLOWING FIVE (5) COURSES:

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1. NORTH 80°04'22" EAST, 705.82 FEET TO A POINT;
2. NORTH 87°12'09" EAST, 300.46 FEET TO A POINT ON THE EAST LINE OF THE SAID SOUTHWEST QUARTER (SW ¼) OF SAID SECTION 19;
3. NORTH 00°22'44" WEST, 0.28 FEET TO A POINT;
4. SOUTH 76°20'55" EAST, 199.73 FEET TO A POINT;
5. NORTH 86°53'17" EAST, 36.69 FEET TO A POINT;

THENCE LEAVING SAID NORTH LINE, SOUTH 01°45'57" WEST, 250.95 FEET TO A POINT ON THE SOUTH LINE OF SAID COLORADO STATE HIGHWAY 58;
THENCE ALONG SAID SOUTH LINE THE FOLLOWING TWO (2) COURSES:

1. SOUTH 87°00'55" WEST, 949.49 FEET TO A POINT;
2. SOUTH 80°35'52" WEST, 231.36 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN LAND AS DESCRIBED AND CONVEYED TO THE COLORADO DEPARTMENT OF TRANSPORTATION AT RECEPTION No. 2008011087;

THENCE THE BOUNDARY OF SAID CERTAIN LAND AS DESCRIBED AND CONVEYED TO THE COLORADO DEPARTMENT OF TRANSPORTATION THE FOLLOWING FIVE (5) COURSES:

1. SOUTH 63°00'12" WEST, 458.54 FEET TO A POINT;
2. SOUTH 74°18'51" WEST, 322.38 FEET TO A POINT;
3. NORTH 74°33'52" WEST, 239.61 FEET TO A POINT;
4. NORTH 86°15'04" WEST, 260.84 FEET TO A POINT;
5. NORTH 00°11'45" WEST, 14.08 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,436,802 SQUARE FEET OR 32.984 ACRES OF LAND, MORE OR LESS.

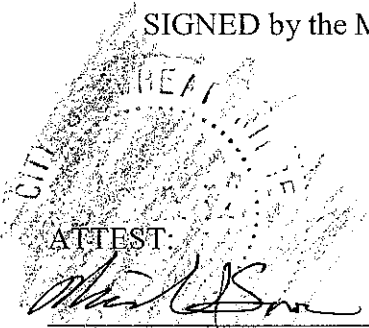
Section 3. Effective Date. This ordinance shall take effect 15 days after final publication.

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INTRODUCED, READ, AND ADOPTED on first reading by a vote of 8 to 0 on the 23rd day of February 2009, ordered published in full in a newspaper of general circulation in the City of Wheat Ridge and Public Hearing and consideration on final passage set for **March 23, 2009**, at 7:00 o'clock p.m., in the Council Chambers, 7500 West 29th Avenue, Wheat Ridge, Colorado.

READ, ADOPTED AND ORDERED PUBLISHED on second and final reading by a vote of 7 to 0, this 23rd of March 2009.

SIGNED by the Mayor on this 23rd day of March, 2009.



Jerry DiFullo

Jerry DiFullo, Mayor

ATTEST:

Michael Snow

Michael Snow, City Clerk

Approved As To Form
Gerald E. Dahl

Gerald E. Dahl, City Attorney

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Wheat Ridge Transcript:
Effective Date: April 14, 2009

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