

**CITY OF WHEAT RIDGE, COLORADO**  
**RESOLUTION NO. 53**  
Series of 2015

**TITLE:       A   RESOLUTION   APPROVING   A   NON-SUBSTANTIAL  
MODIFICATION TO THE WHEAT RIDGE TOWN CENTER  
PROJECT URBAN RENEWAL PLAN**

**WHEREAS**, the Wheat Ridge Town Center Project Urban Renewal Plan (the "Plan") has previously been approved by the City Council of the City of Wheat Ridge, pursuant to Part 1 of Article 25 of Title 31, C.R.S.;

**WHEREAS**, the City Council desires to remove certain properties from the Wheat Ridge Town Center Project Urban Renewal Plan Area, which properties are intended to be included in a new Plan Area known as the West End 38 Urban Renewal Plan Area, which properties are more particularly described in **Exhibit A**, attached hereto and incorporated herein by this reference (the "Deleted Properties"); and

**WHEREAS**, the City Council further determines that in the absence of any impacts to outstanding obligations within the Wheat Ridge Town Center Project Urban Renewal Plan Area, the removal of the properties as set forth herein is not a substantial modification to the Plan within the meaning of C.R.S. § 31-25-107(7).

**NOW, THEREFORE, BE IT RESOLVED** by the Wheat Ridge City Council, that:

Section 1.   The City Council hereby finds that the modification to remove certain properties from the Wheat Ridge Town Center Project Urban Renewal Plan Area is not a substantial modification of the Plan, pursuant to C.R.S. § 31-25-107(7), because the removal of the Deleted Properties does not substantially modify the overall land area, land use, design, building requirements, timing, or procedure of the originally adopted Plan.

Section 2.   The City Council therefore approves the non-substantial modification to the Wheat Ridge Town Center Project Urban Renewal Plan Area. From and after the date of adoption of this Resolution, the real property described within the Wheat Ridge Town Center Project Urban Renewal Plan Area, shall, for all purposes, be modified by the deletion of the properties set forth in Exhibit A.

**DONE AND RESOLVED** this 14<sup>th</sup> day of December, 2015.

ATTEST:

  
Janelle Shaver, City Clerk



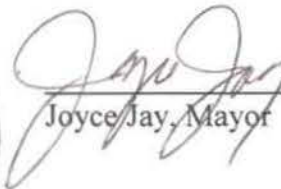
  
Joyce Jay, Mayor

Exhibit A

**LEGAL DESCRIPTION FOR ZONELOT**

A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, AND THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN CITY OF WHEATRIDGE, COUNTY OF JEFFERSON, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 23 FROM WHENCE THE SOUTHEAST CORNER OF SAID SECTION 23 BEARS N 89°38'24" E A DISTANCE OF 2633.65 FEET WITH ALL BEARINGS HEREIN RELATIVE THERETO;

THENCE N 75°46'40" E A DISTANCE OF 542.64 FEET TO THE **POINT OF BEGINNING**;

THENCE N 00°10'12" W, ALONG THE WEST LINE OF A PARCEL OF LAND AS DESCRIBED IN DEED RECORDED IN JEFFERSON COUNTY RECORDERS OFFICE UNDER RECEPTION NUMBER F0050611A DISTANCE OF 200.55 FEET;

THENCE N 89°38'12" E, ALONG THE NORTH LINE OF SAID PARCEL A DISTANCE OF 131.83 FEET TO THE SOUTHWEST CORNER OF LOT 1, E.S. ALLEN SUBDIVISION AS RECORDED IN JEFFERSON COUNTY RECORDERS OFFICE UNDER RECEPTION NUMBER 2010000090;

THENCE N 00°12'07" W, ALONG THE WEST LINE OF SAID LOT 1 A DISTANCE OF 119.99 FEET;

THENCE N 89°38'48" E, ALONG THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 354.09 FEET TO THE EAST RIGHT OF WAY LINE OF UPHAM STREET AS PER EASEMENT DOCUMENT RECORDED IN JEFFERSON COUNTY RECORDERS OFFICE UNDER RECEPTION NUMBER 94113597;

THENCE S 00°13'03" E, ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 483.01 FEET TO THE SOUTH RIGHT OF WAY LINE OF WEST 38<sup>TH</sup> AVENUE AS PER EASEMENT DOCUMENTS RECORDED IN JEFFERSON COUNTY RECORDERS OFFICE UNDER RECEPTION NUMBERS 90086570, 90086575, 90086572 AND 90086573;

THENCE S 89°38'24" W, ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 354.42 FEET;

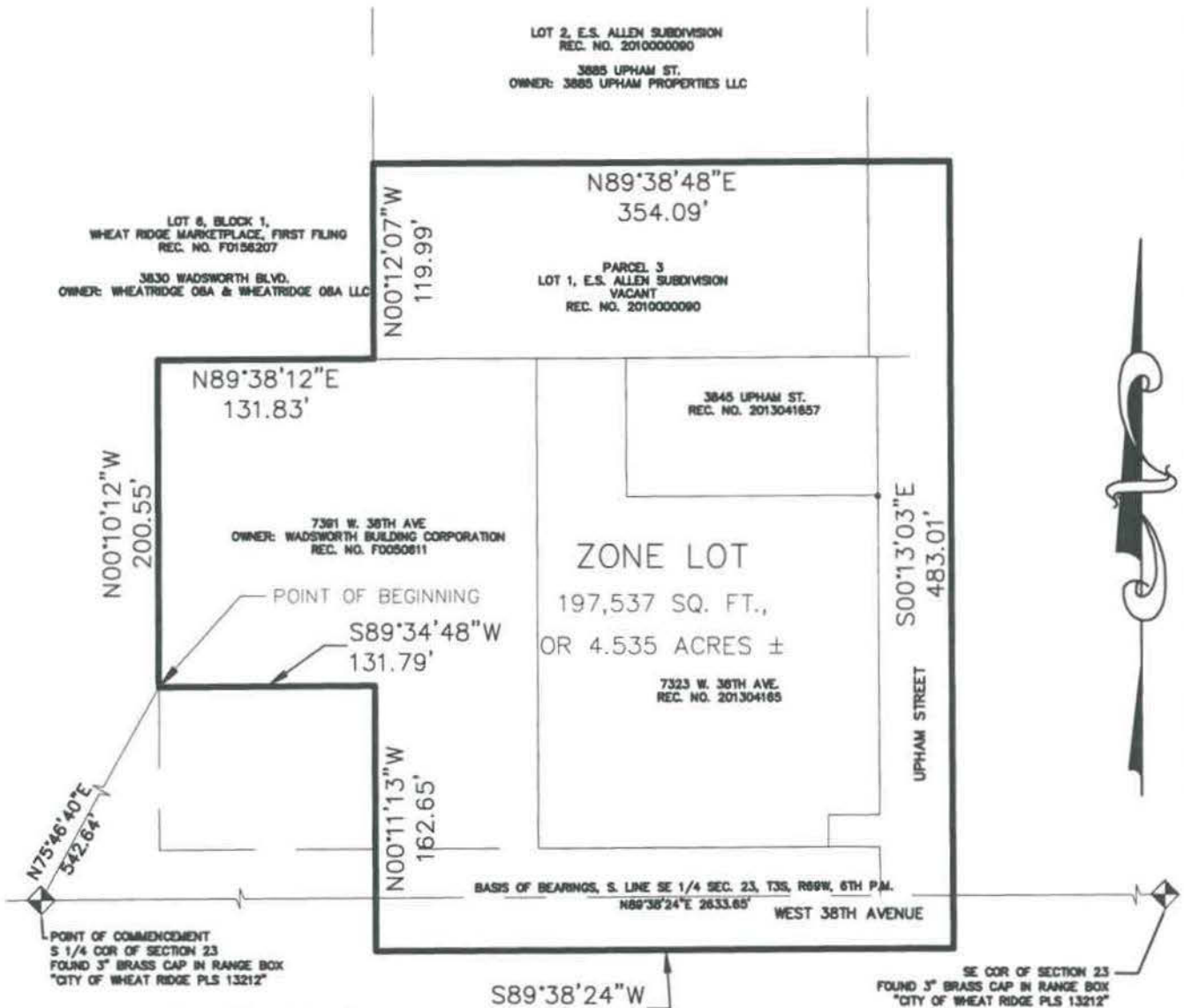
THENCE N 00°11'13" W, A DISTANCE OF 162.65 FEET TO THE SOUTH LINE OF A PARCEL OF LAND AS DESCRIBED IN DEED RECORDED IN JEFFERSON COUNTY RECORDERS OFFICE UNDER RECEPTION NUMBER F0050611A;

THENCE S 89°34'48" W, ALONG SAID SOUTH LINE A DISTANCE OF 131.79 FEET TO THE **POINT OF BEGINNING**.

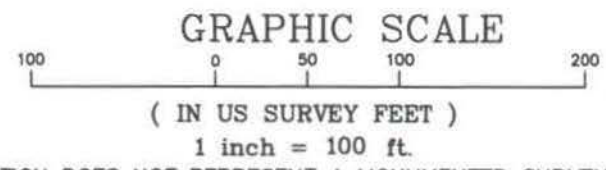
**CONTAINING:** 197,537 SQUARE FEET OR 4.535 ACRES OF LAND, MORE OR LESS.

# ILLUSTRATION FOR ZONE LOT

SITUATED IN THE SE 1/4 SECTION 23 & NE 1/4 SECTION 26, T3S, R69W, OF THE 6TH P.M.  
CITY OF WHEATRIDGE, COUNTY OF JEFFERSON, STATE OF COLORADO



**VICINITY MAP**  
1" = 1 MILE



THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED SURVEY.  
IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION.

PREPARED BY: FALCON SURVEYING, INC., 9940 WEST 25TH AVE, LAKEWOOD CO 80215 (303)202-1560

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