

**CITY OF WHEAT RIDGE, COLORADO
RESOLUTION NO. 01
SERIES OF 2020**

TITLE: A RESOLUTION MAKING CERTAIN FINDINGS OF FACT REGARDING THE PROPOSED ANNEXATION OF TWO SEGMENTS OF RIGHT-OF-WAY LOCATED IN SECTION 17, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO (CASE NO. ANX-19-01)

WHEREAS, the City Council of the City of Wheat Ridge, Colorado, has found a petition for annexation of land as described in the attached **Exhibit A** to be in substantial compliance with the requirements of Section 31-12-107(1), Colorado Revised Statutes; and

WHEREAS, the City Clerk has provided notice of public hearing on the proposed annexation by publication once per week for four consecutive weeks and by certified mail to the Clerk of the Board of County Commissioners, the County Attorney, the school district and to any special district having territory in the area to be annexed; and

WHEREAS, the City Council has completed a public hearing to determine if the proposed annexation complies with the applicable provisions of section 30 of article II of the Colorado Constitution and Sections 31-12-104 and 105, Colorado Revised Statutes, to establish eligibility for annexation.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WHEAT RIDGE, COLORADO, AS FOLLOWS:

Section 1. That the City Council hereby finds and concludes with regard to the annexation of territory described in **Exhibit A** attached hereto and incorporated herein, that not less than one-sixth of the perimeter of the area proposed to be annexed is contiguous with the existing boundaries of the City; and therefore, because of such contiguity, a community of interest exists between the territory proposed to be annexed and the City; the territory proposed to be annexed is urban or will be urbanized in the near future, and that the territory proposed to be annexed is integrated or is capable of being integrated with the City.

Section 2. That the City Council finds and determines that no land held in identical ownership has been divided or included without written consent of the owner thereof; that no annexation proceedings have been commenced by another municipality; that the annexation will not result in the detachment of area from a school district, that the annexation will not result in the extension of a municipal boundary more than three miles; that the City has in place a plan for said three mile area; and that in establishing the boundaries of the area to be annexed the entire width of any street or alley is included with the area to be annexed.

Section 3. That an election is not required and no additional items or conditions are to be imposed upon the area to be annexed.

Section 4. That the requirements of the applicable provisions of Sections 31-12-104 and 105, Colorado Revised Statutes and section 30 of article II of the Colorado Constitution have been met.

Section 5. This resolution shall be effective upon adoption.

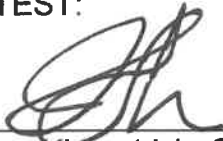
DONE AND RESOLVED by the City Council this 13th day of January, 2020.

By:



Bud Starker, Mayor

ATTEST:



Steve Kirkpatrick, City Clerk



EXHIBIT 'A'
CASE NO. ANX-19-01 / 52ND AVENUE ANNEXATION
LEGAL DESCRIPTION

(see attached)

EXHIBIT A
SHEET 1 OF 3

TWO (2) PARCELS OF LAND BEING A PART OF THE SOUTH 30 FEET OF SAID NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, AND ALSO BEING A PORTION OF THE NORTH 30 FEET OF A 60-FOOT WIDE ROAD AS SHOWN ON "PLAT OF STANDLEY HEIGHTS" AS RECORDED IN THE RECORDS OF JEFFERSON COUNTY IN BOOK 2, AT PAGE 68, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 17, SAID POINT BEING THE **POINT OF BEGINNING**;
THENCE N00°18'49"W ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17, A DISTANCE OF 30.00 FEET;
THENCE N89°11'13"E, A DISTANCE OF 180.00 FEET TO A POINT ON THE WEST LINE EXTENDED OF LOT 1, BLOCK 1, CRESTONE INDUSTRIAL MINOR SUBDIVISION FILING NO. 1, AS RECORDED IN THE RECORDS OF JEFFERSON COUNTY AT RECEPTION NUMBER 94055570;
THENCE S00°18'49"E ALONG SAID WEST LINE EXTENDED, A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SECTION 17;
THENCE S89°11'13"W ALONG SAID SOUTH LINE, A DISTANCE OF 180.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 5,400 SQ. FT. (0.1240 ACRES) MORE OR LESS.

PARCEL 2

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 17;
THENCE N89°11'13"E ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 466.07 FEET TO A POINT ON THE EAST LINE EXTENDED OF TRACT "A", ASPEN BUSINESS PARK AS RECORDED IN THE RECORDS OF JEFFERSON COUNTY AT RECEPTION NUMBER 77921630, SAID POINT BEING THE **POINT OF BEGINNING**;
THENCE N00°18'28"W ALONG SAID EAST LINE EXTENDED, A DISTANCE OF 30.00 FEET;
THENCE N89°11'13"E, A DISTANCE OF 1468.58 FEET TO THE SOUTHWEST CORNER OF LOT 21, RAINBOW RIDGE FILING NO. 2, AS RECORDED IN THE RECORDS OF JEFFERSON COUNTY AT RECEPTION NUMBER 77883587;
THENCE S00°17'10"E ALONG THE WEST LINE EXTENDED OF SAID LOT 21, RAINBOW RIDGE FILING NO. 2, A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 17;
THENCE S89°11'13"W ALONG SAID SOUTH LINE OF THE NORTHEAST QUARTER, A DISTANCE OF 1468.57 FEET TO THE **POINT OF BEGINNING**;

CONTAINING 44,057 SQ. FT. (1.0114 ACRES) MORE OR LESS.



BASIS OF BEARINGS: BEARINGS FOR BOTH PARCELS ARE BASED ON THE ASSUMPTION THAT THE SOUTH LINE OF THE NE 1/4 OF SECTION 17 BEARS N89°11'13"E, PER CITY OF WHEAT RIDGE MODIFIED NAD83/92 (NAD83 HARN) STATE PLANE COORDINATE SYSTEM. THE SOUTHWEST CORNER NE 1/4 OF SECTION 17 IS A FOUND NO. 6 REBAR IN RANGE BOX AND THE SOUTHEAST CORNER NE 1/4 OF SECTION 17 IS A FOUND 3 1/4" BRASS CAP LS 13212 DATED 1984 IN A RANGE BOX.

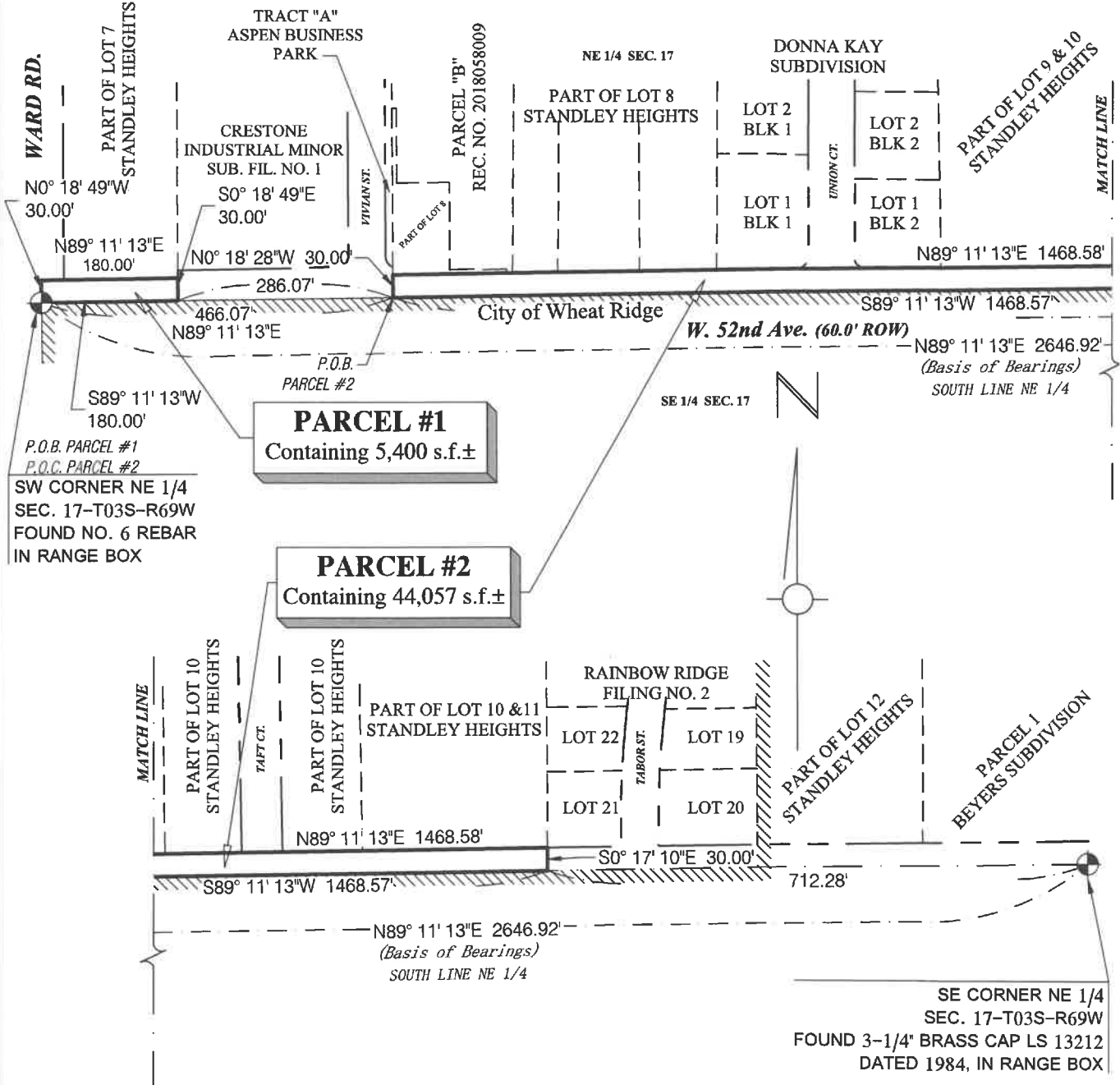
Prepared By: Robert B. Taylor, PLS #28291

For and on behalf of:
Jefferson County Transportation & Engineering
100 Jefferson County Parkway, Suite 3500
Golden, Colorado 80419
(303) 271-8495



EXHIBIT "A"

NE 1/4 SECTION 17, TOWNSHIP 03 SOUTH, RANGE 69 WEST 6th P.M.
SHEET 3 OF 3



0' 200' 400' SCALE 1" = 200'

Note: This exhibit does not represent a monumented survey and is intended only to depict the attached property description.

JEFFERSON COUNTY COLORADO

DIVISION OF
TRANSPORTATION AND ENGINEERING
100 JEFFERSON CNTY PKWY, STE 3500
GOLDEN CO, 80419 (303) 271-8495



DATE: 10/22/19
DRAWN BY: J.A.L.

ANNEXATION
WEST 52ND AVENUE

FILE: G:\PROJECTS\5042_Special Projects_5th Floor\52nd Ave. Annex\5042_W52Ave_Annex.dwg