

**CITY OF WHEAT RIDGE, COLORADO  
INTRODUCED BY COUNCIL MEMBER HULTIN  
COUNCIL BILL NO. 22  
ORDINANCE NO. 1680  
SERIES OF 2019**

**TITLE: AN ORDINANCE APPROVING THE ANNEXATION OF LAND 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)**

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

**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 Sections 31-12-104 and 105, Colorado Revised Statutes, to establish eligibility for annexation.

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

**Section 1. Petition found in conformance to law.** A Petition for Annexation, together with four (4) copies of the annexation map as required by law, was filed with the City Council on October 11, 2019, 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 November 25, 2019 accepted said Petition and found and determined that the petition was in substantial compliance with applicable parts of the Municipal Annexation Act of 1965, as amended, 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.** Annexation to the City of the land as described in the attached **Exhibit A** is hereby approved

**Section 3. Effective Date.** This Ordinance shall take effect 15 days after final publication, as provided by Section 5.11 of the Charter.


**INTRODUCED, READ, AND ADOPTED** on first reading by a vote of 8 to 0 on the 9<sup>th</sup> day of December, 2019, ordered it published with Public Hearing and consideration on final passage set for Monday, January 13, 2020, at 7:00 pm, in the Council Chambers, 7500 West 29<sup>th</sup> Avenue, Wheat Ridge, Colorado and that it takes effect 15 days after final publication.

**READ, ADOPTED AND ORDERED PUBLISHED** on second and final reading by a vote of 7 to 0, this 13<sup>th</sup> day of January, 2020.


**SIGNED** by the Mayor on this 13<sup>th</sup> day of January, 2020.

  
\_\_\_\_\_  
Bud Starker, Mayor

ATTEST:

  
\_\_\_\_\_  
Steve Kirkpatrick, City Clerk

Approved As To Form:

  
\_\_\_\_\_  
Gerald E. Dahl, City Attorney

First Publication: December 12, 2019  
Second Publication: January 16, 2020  
Wheat Ridge Transcript  
Effective Date: January 31, 2020



**EXHIBIT 'A'**  
**CASE NO. ANX-19-01 / 52<sup>ND</sup> 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.

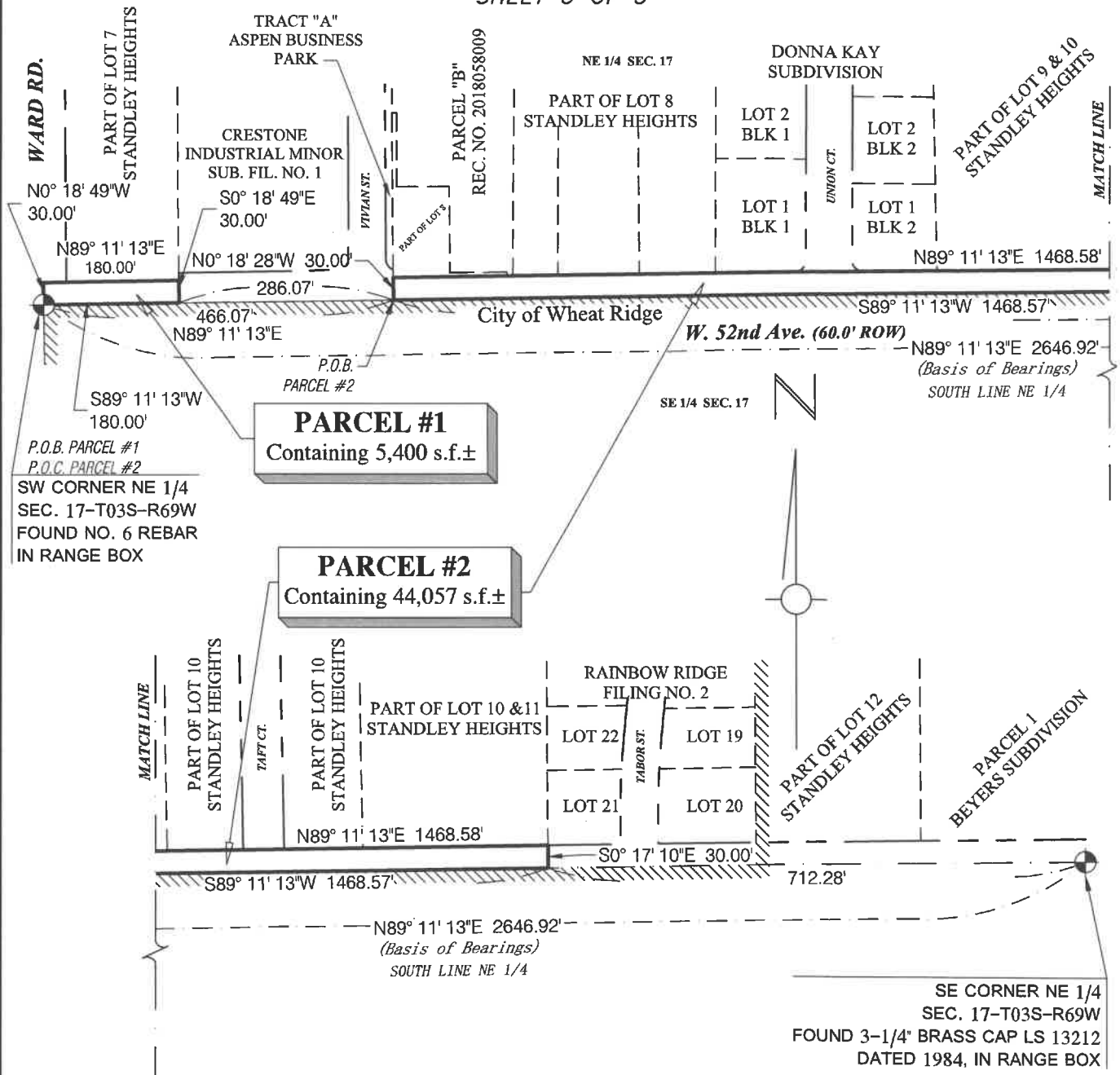
Prepared By: Robert B. Taylor, PLS #28291

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



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

