

**CITY OF WHEAT RIDGE, COLORADO**  
**INTRODUCED BY COUNCIL MEMBER STITES**  
**Council Bill 19-2008**  
**Ordinance No. 1422**

Series of 2008

**TITLE: AN ORDINANCE APPROVING THE ANNEXATION OF CERTAIN TERRITORY TO THE CITY OF WHEAT RIDGE, COLORADO (CASE NO. ANX-08-02/COORS AT CLEAR CREEK)**

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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 August 29, 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 September 22, 2008, 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 A PORTION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED IN THAT CERTAIN CORRECTION DEED ON FILE AT RECEPTION No. 2006044289 IN THE OFFICE OF THE CLERK AND RECORDER OF THE COUNTY OF JEFFERSON, STATE OF COLORADO, TOGETHER WITH A PORTION OF THAT CERTAIN REAL PROPERTY AS DESCRIBED AND CONVEYED TO CITY OF WHEAT RIDGE AT RECEPTION No. 2007136692, ALL LYING WITHIN THE SOUTH HALF (S 1/2) OF SECTION 19, 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 SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 19, FROM WHENCE THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER (SW 1/4) BEARS NORTH 00°22'44" WEST A DISTANCE OF 2642.03 FEET, WITH ALL BEARINGS HEREIN RELATED THERETO;

THENCE ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER (SW 1/4), NORTH 00°22'44" WEST, 1321.03 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SOUTHWEST QUARTER (SW 1/4);  
THENCE CONTINUING ALONG SAID EAST LINE, NORTH 00°22'44" WEST, 171.61 FEET TO A POINT ON THE BOUNDARY OF SAID CORRECTION DEED;  
THENCE ALONG SAID BOUNDARY THE FOLLOWING TWO (2) COURSES:

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1. SOUTH 81°12'11" WEST, 438.70 FEET TO A POINT;
2. SOUTH 85°00'54" WEST, 480.94 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID BOUNDARY OF SAID CORRECTION DEED THE FOLLOWING SIX (6) COURSES:

1. SOUTH 89°49'59" WEST, 310.18 FEET TO A POINT;
2. SOUTH 88°36'28" WEST, 125.11 FEET TO A POINT;
3. SOUTH 85°49'53" WEST, 273.10 FEET TO A POINT;
4. NORTH 88°15'34" WEST, 397.05 FEET TO A TANGENT CURVE TO THE LEFT CONCAVE SOUTHERLY;
5. WESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 1323.78 FEET, AND WHOSE LONG CHORD BEARS SOUTH 88°28'30" WEST AND HAS A CHORD LENGTH OF 150.82 FEET, THROUGH A CENTRAL ANGLE OF 06°31'53", FOR AN ARC LENGTH OF 150.90 FEET TO A POINT OF NON-TANGENCY;
6. NORTH 00°11'45" WEST, 362.13 FEET TO A POINT ON THE BOUNDARY OF THAT CERTAIN PARCEL AS DESCRIBED AND CONVEYED AT RECEPTION No. 2008011087;

THENCE ALONG SAID BOUNDARY THE FOLLOWING FOUR (4) COURSES:

1. SOUTH 86°15'04" EAST, 260.84 FEET TO A POINT;
2. SOUTH 74°33'52" EAST, 239.61 FEET TO A POINT;
3. NORTH 74°18'51" EAST, 322.38 FEET TO A POINT;
4. NORTH 63°00'12" EAST, 458.54 FEET TO A POINT ON THE SOUTH LINE OF PARCEL 102-H AS DESCRIBED AND CONVEYED IN THAT CERTAIN DEED IN BOOK 2227 AT PAGES 527-531;

THENCE ALONG SAID SOUTH LINE THE FOLLOWING TWO (2) COURSES:

1. NORTH 80°35'52" EAST, 231.36 FEET TO A POINT;
2. NORTH 87°00'55" EAST, 208.24 FEET TO A POINT ON THE BOUNDARY OF THAT CERTAIN RIGHT-OF-WAY AS DESCRIBED AND CONVEYED IN THAT CERTAIN SPECIAL WARRANTY DEED ON FILE AT RECEPTION No. 2007136692;

THENCE ALONG THE BOUNDARY OF SAID RIGHT-OF-WAY THE FOLLOWING FIVE (5) COURSES:

1. SOUTHWESTERLY ALONG A NON-TANGENT CURVE TO THE LEFT CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 590.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 46°33'18" WEST AND HAS A CHORD LENGTH OF 283.10 FEET, THROUGH A CENTRAL ANGLE OF 27°45'48", FOR AN ARC LENGTH OF 285.89 FEET TO A POINT OF TANGENCY;
2. SOUTH 32°40'24" WEST, 57.33 FEET TO A POINT;
3. NORTH 57°19'36" WEST, 10.00 FEET TO A POINT;

4. SOUTH 32°40'24" WEST, 57.33 FEET TO A NON-TANGENT CURVE TO THE RIGHT CONCAVE NORTHWESTERLY;  
5. SOUTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 400.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 52°47'22" WEST AND HAS A CHORD LENGTH OF 270.97 FEET, THROUGH A CENTRAL ANGLE OF 39°35'49", FOR AN ARC LENGTH OF 276.44 FEET TO A POINT OF NON-TANGENCY;

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THENCE LEAVING SAID BOUNDARY, SOUTH 32°29'03" EAST, 189.48 FEET TO THE POINT OF BEGINNING.

CONTAINING 535,845 SQUARE FEET OR 12.301 ACRES OF LAND, MORE OR LESS.

**Section 3. Effective Date.** This ordinance shall take effect upon adoption at second reading, as permitted by the Charter.

INTRODUCED, READ, AND ADOPTED on first reading by a vote of 5 to 0 on the 27th day of October, 2008, 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 November 10, 2008, 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 8 to 0, this 10<sup>th</sup> day of November, 2008.

SIGNED by the Mayor on this 10th day of November, 2008.



ATTEST:

*Michael Snow*

Michael Snow, City Clerk

*Jerry DiTullio*

Jerry DiTullio, Mayor

Approved As To Form

*Gerald E. Dahl*

Gerald E. Dahl, City Attorney

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