

# ANNEXATION PLAT

COUNTY OF ADAMS TO CITY OF WESTMINSTER, COLORADO

## LEGAL DESCRIPTION

A tract of land to be annexed to the City of Westminster, Adams County, Colorado containing 100.15 acres more or less, and situated in Section 19, Township 2 South, Range 68 West of the 6th Principal Meridian, described as follows: All of the North one-half of the Southwest one-quarter of said Sec. 19 except the South one-half of the Northwest one-quarter of the Southwest one-quarter of said Section; and all of the Northwest one-quarter of the Southeast one-quarter of said Sec. 19.

## APPROVALS

Approved by the Planning Commission for the City of Westminster, Colorado, this 8<sup>th</sup> day of February, A.D., 1969.

*Robert E. Kelley*  
 CHAIRMAN

Approved by the City Council of the City of Westminster, Colorado, this 8<sup>th</sup> day of December, A.D., 1969.

*Malcolm O'Shea*  
 CHAIRMAN

## ENGINEER'S CERTIFICATE

I, James L. Larsh, a registered engineer in the State of Colorado, hereby certify that the accompanying plat is an accurate representation of the area to be annexed to the City of Westminster.

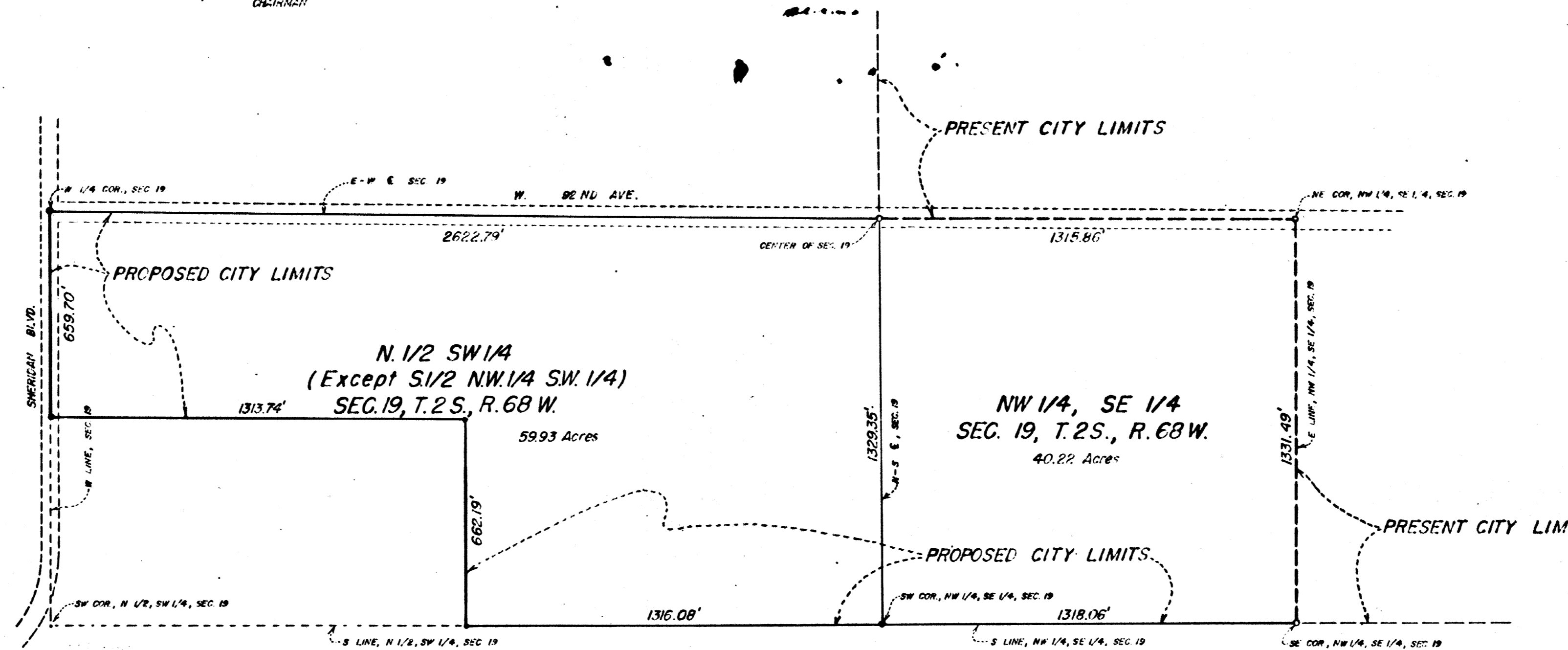
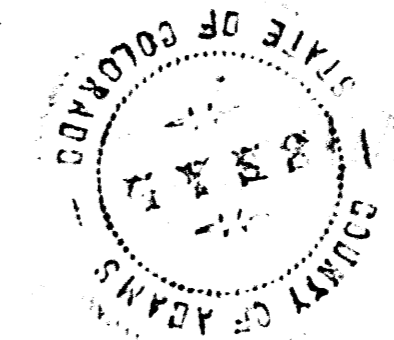
*James L. Larsh*  
 P.E. & L.S. # 844

## CLERK & RECORDER'S CERTIFICATE

This plat was filed for record in the office of the Clerk and Recorder of Adams County, Colorado, at 8:30 A.M. on the 5<sup>th</sup> day of December, A.D., 1969. Book 7 Page 41 File 11 Map 41 Recd. No. 65002

*Frank H. Carlson*  
 CLERK & RECORDER

BY: *James D. Ford*  
 DEPUTY



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## APPROVALS

Approved by the Planning Commission for the City of Westminster, Colorado, this 2<sup>nd</sup> day of February, A.C., 1961

Robert E. Kelley  
CHAIRMAN

Approved by the City Council of the City of Westminster, Colorado, this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 1961.

\_\_\_\_\_  
CHAIRMAN

## ENGINEER'S CERTIFICATE

I, James L. Larsh, a registered engineer in the State of Colorado, hereby certify that the accompanying plat is an accurate representation of the area to be annexed to the City of Westminster.

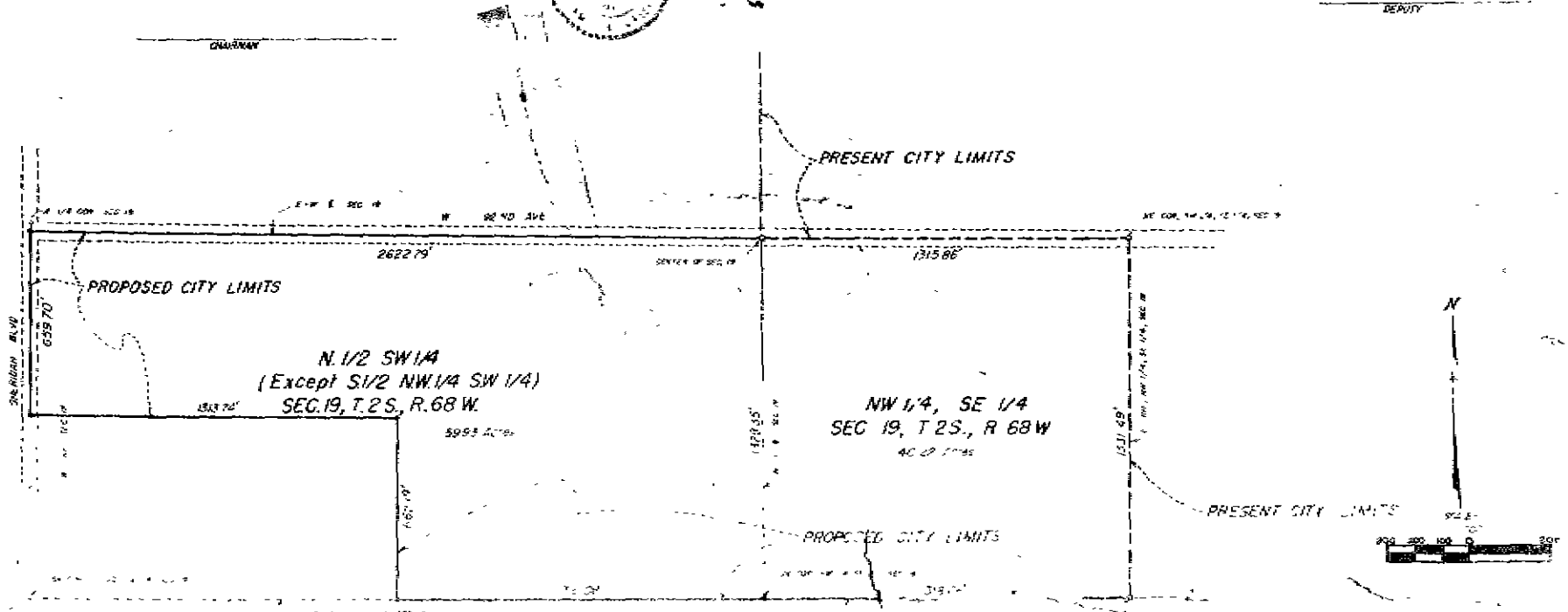


James L. Larsh  
P.E. 364

## CLERK & RECORDER'S CERTIFICATE

This plat was filed for record in the office of the Clerk & Recorder of Adams County, Colorado, at \_\_\_\_\_ M on the \_\_\_\_\_ day of \_\_\_\_\_, A.D., 1961. Book \_\_\_\_\_ Page \_\_\_\_\_ File \_\_\_\_\_ Map \_\_\_\_\_ Section \_\_\_\_\_

\_\_\_\_\_  
CLERK & RECORDER  
BY \_\_\_\_\_  
DEPUTY



A 61-2  
2-8-61

Recorded DEC 5 1961 at 9:17 O'clock A.M.  
Resolution No. 650006 FRANK H. CARLSON, Recorder

A61-2

BY AUTHORITY

ORDINANCE NO. 388

COUNCILMAN'S BILL NO. 11

SERIES OF 1961

INTRODUCED BY COUNCILMEN

King  
Labal

*P. Putnam*

A BILL

FOR AN ORDINANCE APPROVING AND ACCOMPLISHING THE ANNEXATION OF CONTIGUOUS UNINCORPORATED TERRITORY IN THE SOUTH HALF OF SECTION 19, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH P. M., ADAMS COUNTY, COLORADO, BY AND TO THE CITY OF WESTMINSTER

WHEREAS, pursuant to the laws of the State of Colorado, there was presented to and filed with the Council of the City of Westminster on or about February 15, 1961, a written petition for annexation to and by the City of Westminster of the hereinafter described contiguous unincorporated territory situate, lying and being in the County of Adams, State of Colorado; and

WHEREAS, by Resolution No. 2, Series of 1961, adopted or passed by the Council of the City of Westminster on or about February 15, 1961, the said Council found and determined that the said petition for annexation and the documents attached thereto met the requirements of Colorado Revised Statutes 1953, Section 139-11-3, and complied with all the requirements of the Statutes of the State of Colorado, and that the territory described in said petition for annexation was eligible for annexation to and by the City of Westminster under the terms of Colorado Revised Statutes 1953, Section 139-11-2, and approved and accepted said petition; and

WHEREAS, the City of Westminster gave notice of the substance of said petition for annexation, the date of filing, the number of persons signing, a description of the territory included in the proposed annexation, and a statement that landowners of the area might express their opposition to the annexation and secure an election by complying with the provisions of Colorado Revised Statutes 1953, Section 139-11-4; such notice having been addressed "To Whom It May Concern" and having been published once each week for three successive weeks by advertisement in the Westminster Journal, a weekly newspaper of general

circulation in the area proposed for annexation, the first publication of such notice having been in the issue of said newspaper dated February 16, 1961, and the last publication of such notice having been in the issue of said newspaper dated March 7, 1961; and

WHEREAS, more than thirty days have elapsed since the date of the first date of publication of such notice of said petition seeking annexation and no written counterpetition has been filed with the Clerk of the Council of the City of Westminster; and

WHEREAS, the Council of the City of Westminster has satisfied itself concerning the conformance of the proposed annexation with the annexation policy of the City of Westminster;

NOW, THEREFORE,

THE CITY OF WESTMINSTER ORDAINS:

Section 1. That the annexation by and to the City of Westminster, State of Colorado, of the following described contiguous unincorporated territory situate, lying and being in the County of Adams, State of Colorado, to-wit:

The North Half ( $N\frac{1}{2}$ ) of the Southwest Quarter ( $SW\frac{1}{4}$ ), except the South Half ( $S\frac{1}{2}$ ) of the Northwest Quarter ( $NW\frac{1}{4}$ ) of the Southwest Quarter ( $SW\frac{1}{4}$ ), Section 19, Township 2 South, Range 68 West of the 6th Principal Meridian, Adams County, Colorado, and

The Northwest Quarter ( $NW\frac{1}{4}$ ) of the Southeast Quarter ( $SE\frac{1}{4}$ ) of Section 19, Township 2 South, Range 68 West of the 6th Principal Meridian, Adams County, Colorado;

be and the same is hereby unconditionally approved and declared accomplished, and said territory is hereby annexed to and by and included within and within the boundaries of the City of Westminster, Adams County, State of Colorado, as a municipal and territorial part thereof.

Section 2. That the annexation of such territory to and by the City of Westminster shall be complete on the effective date of this ordinance for all purposes except that of general taxation, in which respect it shall become effective on and after the first day of January 1962.

Section 3. The penalty for violating this Ordinance shall be as provided in Chapter 8, Title I, of the Official Code of the City of Westminster.

Section 4. This Ordinance shall be effective in ten (10) days following its enactment, or upon its publication following enactment, whichever shall first occur.

Introduced, and title and purpose ordered published the 11 day of July 1961.

Passed and adopted the 11 day of July 1961.

M. C. [Signature]  
Mayor

ATTEST:

[Signature]  
City Clerk

APPROVED:

[Signature]  
City Attorney

North Ridge Manor

Paul Rothman  
250 South Glenoee Street  
Denver, Colorado

Re: Case Number 62-10-ZM

Gentlemen:

At its regular meeting of June 4, 1962, the Westminster Planning Commission and Zoning Board received and accepted your application to amend the zoning map by changing from unzone to R-1 (Parcels A and C), R-E (Parcel B), and C-1 (Parcel D) that property located along 92nd Avenue from approximately Raleigh Street to Sheridan Street, which is described as follows:

Parcel A - R-1 zone:

Beginning at the Northeast corner of the Northwest one-quarter of the Southeast one-quarter (NW $\frac{1}{4}$  SE $\frac{1}{4}$ ) of Section 19, Township 2 South, Range 68 West of the 6th Principal Meridian, Adams County, Colorado; thence South along the East line of the NW $\frac{1}{4}$ , SE $\frac{1}{4}$  of Section 19 a distance of 1331.49 feet to the Southeast corner of said NW $\frac{1}{4}$ , SE $\frac{1}{4}$  of Section 19, thence West along the South line of said NW $\frac{1}{4}$ , SE $\frac{1}{4}$  of Section 19 a distance of 899.97 feet to a point; thence North on an angle of 89° 54' 27" to the right a distance of 179.21 feet to a point; thence East on an angle of 90° to the right a distance of 40 feet to a point; thence North on an angle of 90° to the left a distance of 85.00 feet to point of curve; thence Northwesterly along a curve to the left with a radius 2364.40 feet an arc distance of 666.87 feet to point of tangent; thence Northwesterly along tangent to said curve a distance of 204.79 feet to point of curve; thence Northerly along a curve to the right with a radius of 560.00 feet an arc distance of 151.54 feet to point of tangent; thence North along tangent to said curve a distance of 60.00 feet to the North line of the (NW $\frac{1}{4}$ , SE $\frac{1}{4}$ ) of Section 19; thence East along the North line of NW $\frac{1}{4}$ , SE $\frac{1}{4}$  of Section 19 a distance of 1015.15 feet to the point of beginning, and containing 27.83 acres gross area including West 92nd Avenue.

Parcel B - R-E Zone:

Beginning at the Northeast corner of the Northwest one-quarter of Southeast one-quarter (NW $\frac{1}{4}$  SE $\frac{1}{4}$ ) of Section 19, Township 2 South, Range 68 West of the 6th Principal Meridian, Adams County, Colorado; thence West along the North line of said NW $\frac{1}{4}$  SE $\frac{1}{4}$  a distance of 1015.15 feet to the true point of beginning; thence continuing west along said North line of South one-half of Section 19 a distance of 1570.00 feet to a point (which point is 1353.51 feet East of the West one-quarter corner of Section 19); thence Southerly on an angle of 90°

Original in  
Zoning files

to the left a distance of 60.00 feet to point of curve; thence Southeasterly on a curve to the left with a radius of 2130.00 feet an arc distance of 576.39 feet to point of tangent; thence Southeasterly on tangent to said curve a distance of 150.00 feet to point of curve; thence Southeasterly on a curve to the right with a radius of 747.26 feet an arc distance of 202.21 feet to point of tangent; thence Southerly on tangent to said curve 207.125 feet to a point; thence Easterly on an angle of  $90^{\circ}$  to the left a distance of 1550.00 feet to a point; thence Northerly on an angle of  $90^{\circ}$  to the left a distance of 30.00 feet; thence Easterly on an angle of  $90^{\circ}$  to the right a distance of 40.00 feet to a point; thence Northerly on an angle of  $90^{\circ}$  to the left a distance of 85.00 feet to point of curve; thence Northwesterly along a curve to the left with a radius of 2364.40 feet an arc distance of 666.87 feet to point of tangent; thence Northwesterly along tangent to said curve a distance of 204.79 feet to point of curve; thence Northerly along a curve to the right with a radius of 560.00 feet an arc distance of 151.54 feet to point of tangent; thence North along tangent to said curve a distance of 60.00 feet to the true point of beginning and containing 42.80 acres gross, more or less.

Parcel C - R-1 zone:

Beginning at the West one-quarter corner of Section 19, Township 2 South, Range 68 West of the 6th Principal Meridian, Adams County, Colorado; Thence East along the North line of Southwest one-quarter a distance of 463.31 feet to the true point of beginning; thence continuing East along said North line of SW $\frac{1}{4}$  of Section 19 a distance of 890.00 feet to a point; thence Southerly on an angle of  $90^{\circ}$  to the right a distance of 60.00 feet to point of curve; thence Southeasterly on a curve to the left with a radius of 2130.00 feet an arc distance of 576.39 feet to point of tangent; thence Southeasterly on tangent to said curve a distance of 150.00 feet to point of curve; thence Southeasterly on a curve to the right with a radius of 747.26 feet an arc distance of 202.21 feet to point of tangent; thence Southerly on tangent to said curve 207.125 feet to a point; thence Easterly on an angle of  $90^{\circ}$  to the left a distance of 1550.00 feet to a point; thence Southerly on an angle of  $89^{\circ} 54' 27''$  to the right a distance of 149.21 feet to a point on the South line of the NW $\frac{1}{4}$ , SE $\frac{1}{4}$  of Section 19; thence Westerly along said South line of NW $\frac{1}{4}$ , SE $\frac{1}{4}$  of Section 19 a distance of 418.09 feet to the Southwest corner of NW $\frac{1}{4}$ , SE $\frac{1}{4}$  of Section 19; thence Westerly along the South line of N $\frac{1}{2}$ , SW $\frac{1}{4}$  of Section 19 a distance of 1316.08 feet to the Southwest corner of NE $\frac{1}{4}$ , SW $\frac{1}{4}$  of Section 19; thence Northerly on an angle of  $89^{\circ} 39' 53''$  to the right a distance of 662.19 feet to the Southeast corner of N $\frac{1}{2}$ , NW $\frac{1}{4}$ , SW $\frac{1}{4}$  of Section 19; thence Westerly on an angle of  $89^{\circ} 46' 21''$  to the left and along the South line of N $\frac{1}{2}$ , NW $\frac{1}{4}$ , SW $\frac{1}{4}$  of Section 19 a distance

of 849.27 feet to a point; thence Northerly on an angle of 89° 55' 30" to the right a distance of 660.57 feet to the true point of beginning and containing 22.44 acres gross, more or less.

Parcel B - Commercial:

Beginning at the West one-quarter corner of Section 19, Township 2 South, Range 68 West of the 6th Principal Meridian, Adams County, Colorado; thence East along the North line of Southeast one-quarter (SE $\frac{1}{4}$ ) of Section 19 a distance of 463.51 feet; thence Southerly on an angle of 90° to the right a distance of 660.57 feet to a point on the South line of N $\frac{1}{2}$  NW $\frac{1}{4}$  SW $\frac{1}{4}$  of Section 19; thence Westerly on an angle of 90° 06' 30" to the right and along said South line of N $\frac{1}{2}$  NW $\frac{1}{4}$  SW $\frac{1}{4}$  of Section 19 a distance of 464.47 feet to a point on the West line of Section 19, said point being the Southwest corner of N $\frac{1}{2}$  NW $\frac{1}{4}$  SW $\frac{1}{4}$  of Section 19; thence Northerly along the West line of Section 19 a distance of 659.70 feet to the true point of beginning and containing 7.03 acres gross, more or less.

The Commission will hold a public hearing on this application on July 2, 1962 at 8:00 P.M. in the administration Building of the Westminster Municipal Center, 3031 West 76th Avenue, Westminster, Colorado.

You are hereby notified that you are required to give public notice of this hearing by publishing, posting and direct mail in accordance with the procedures prescribed in the by-laws of the Planning Commission, a copy of which may be obtained from the City Clerk, not later than June 17, 1962. You are further notified that failure to comply with all or any part of said procedures shall be sufficient cause for cancellation of the public hearing and will require re-submittal of your application. Before any further action will be taken by the Commission.

Yours very truly,

Malcolm J. Blair, Chairman  
WESTMINSTER PLANNING COMMISSION

MJB/mw

cc - Westminster City Council  
Westminster Building Inspector  
Westminster City Clerk  
William Pehr

12/

RESOLUTION NO. 2, SERIES OF 1961. INTRODUCED BY COUNCIL-  
MAN \_\_\_\_\_

A RESOLUTION RELATING TO THE ANNEXATION OF CONFIGUOUS UNINCORPORATED TERRITORY IN THE SOUTH 1/2 OF SECTION 19, TOWNSHIP 2 SOUTH OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.

WHEREAS, there has been presented to and filed with the City Council of the City of Westminster, a written petition for annexation to and by the City of Westminster, State of Colorado, of the following described contiguous unincorporated territory now situate, lying and being in the County of Adams, State of Colorado, to-wit:

✓ The N $\frac{1}{2}$  of the SW $\frac{1}{4}$ , except the S $\frac{1}{2}$  of the NW $\frac{1}{4}$  of the SW $\frac{1}{4}$ , Section 19, Township 2 South, Range 68 West of the 6th Principal Meridian, Adams County, Colorado, and

The NW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 19, Township 2 South, Range 68 West of the 6th Principal Meridian, Adams County Colorado.

WHEREAS, said petition was accompanied by four copies of a map or plat of such territory showing with reasonable certainty the territory to be annexed, the boundaries thereof, and its relationship to the established corporate limits of the City of Westminster and upon material and of a suitable size for recording or filing in the various offices required under Colorado Revised Statutes 1953 Section 139-11-3; and

WHEREAS, the Planning Commission of the City of Westminster has reported to the City Council of the City of Westminster all information necessary or suitable to provide conformance with the policy requirements as to annexation of the City of Westminster; and

WHEREAS, the City Council of the City of Westminster has carefully considered and examined said petition for annexation, said map or plat and said report of the Planning Commission of the City of Westminster, and is of the opinion that the mutual interests of the City of Westminster, and the territory proposed to be annexed will be best served by such annexation;

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WESTMINSTER:

Section 1. That the City Council of the City of Westminster hereby finds and determines that said Petition for annexation and the documents attached thereto meet the requirements of the Colorado

Revised Statutes 1953 Section 139-11-3 and comply with all the requirements of the Statutes of the State of Colorado and that the territory described in said petition for annexation is eligible for annexation to and by the City of Westminster under the terms of Colorado Revised Statutes 1953 Section 139-11-2.

Section 2. That said petition for annexation to and by the City of Westminster, State of Colorado, is favorably considered and that the same be and it is hereby approved and accepted.

Section 3. That the City of Westminster by and through its Clerk give notice of the substance of said petition for annexation, the date of filing, the number of persons signing, a description of the territory included in the proposed annexation, and a statement that the land owners of the area may express their opposition to the annexation and secure an election by complying with the provisions of Colorado Revised Statutes 1953 Section 139-11-4; such notice to be addressed to "To Whom it May Concern" and to be published once each week for three successive weeks by advertisement in the Westminster Journal, which is a weekly newspaper of general circulation in the area proposed for annexation.

The foregoing resolution was adopted by the City Council of Westminster, the 17 day of February, 1961.

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Mayor

ATTEST:

  
City Clerk

February 8, 1961

The Honorable Malcolm J. O'Shea, Mayor  
and the Westminster City Council  
Westminster, Colorado

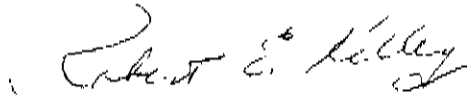
Gentlemen:

The Westminster Planning Commission recommends to the Council the annexation to the City of Westminster of the land described in the attached petition subject to the usual annexation agreements concerning the property.

The zoning desired by the proponent of annexation would be advantageous to the City.

Yours very truly,

WESTMINSTER PLANNING COMMISSION



Robert E. Kelley, Chairman

REK/rm

1 - enclosure

NOTICE

TO WHOM IT MAY CONCERN:

You are hereby notified that on the 17th day of January, 1961, there was filed with the clerk of the City of Westminster and the City Council of said City, a petition signed by one party, requesting that there be annexed to the City of Westminster, the following described land, situate in the County of Adams, State of Colorado, to-wit:

The N $\frac{1}{2}$  of the SW $\frac{1}{4}$ , except the S $\frac{1}{2}$  of the NW $\frac{1}{4}$  of the SW $\frac{1}{4}$ , Section 19, Township 2 South, Range 68 West of the 6th Principal Meridian, Adams County, Colorado, and

The NW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 19, Township 2 South, Range 68 West of the 6th Principal Meridian, Adams County, Colorado,

alleging it not to be embraced within any city, county and city, or incorporated town; and not less than one-sixth of the aggregate external boundaries of the land described herein coincides with existing boundaries of the City of Westminster.

Any land owner of the area may express his objections to the annexation and secure an election by complying with the provisions of Section 139-11-4 of the 1953 Colorado Revised Statutes.

This notice is executed and published by the order of the City Council of the City of Westminster, and is dated this 16 day of February, 1961.

CITY OF WESTMINSTER

BY   
Clerk

(SEAL)

PETITION FOR ANNEXATION OF UNINCORPORATED TERRITORY  
IN THE COUNTY OF ADAMS, STATE OF COLORADO, TO THE CITY OF WESTMINSTER

TO: THE CITY COUNCIL OF THE CITY OF WESTMINSTER:

The undersigned, in accordance with Article 11 of Chapter 139, Colorado Revised Statutes, 1953, as Amended, hereby petition the City Council of the City of Westminster, State of Colorado, for the annexation to the City of Westminster of the following described unincorporated territory in the County of Adams, State of Colorado, to-wit:

The  $N\frac{1}{2}$  of the  $SW\frac{1}{4}$ , except the  $S\frac{1}{2}$  of the  $NW\frac{1}{4}$  of the  $SW\frac{1}{4}$ ,  
Section 19, Township 2 South, Range 68 West of the 6th  
Principal Meridian, Adams County, Colorado.

The  $NW\frac{1}{4}$  of the  $SE\frac{1}{4}$  of Section 19, Township 2 South,  
Range 68 West of the 6th Principal Meridian, Adams  
County, Colorado.

In support of said petition, your petitioners respectfully state to the City Council:

1. The above described territory is eligible for annexation to the City of Westminster, pursuant to the provisions of Chapter 139, Article 11, Colorado Revised Statutes of 1953, as Amended.
2. That the above described property is not embraced within any city, city and county, or corporate town.
3. That the above described territory abuts and is contiguous to the City of Westminster in a manner which will afford reasonable ingress and egress thereto.
4. That not less than one-sixth of the aggregate external boundaries of the above described territory coincide with the existing boundaries of the City of Westminster.
5. That the undersigned Petitioners are all of the owners of the above described territory.
6. That this petition is accompanied by four copies of a map of the above described territory to be annexed, showing thereon the boundaries thereof and the territory's relationship to the established corporate limits of the City of Westminster.

  
Paul Rothman

250 South Glencoe  
Denver, Colorado  
Resident Address

1-17-61  
Date of Signature

Landowner only

Description of property to be included in property to be annexed owned by the above signed:

The  $N\frac{1}{2}$  of the  $SW\frac{1}{4}$ , except the  $S\frac{1}{2}$  of the  $NW\frac{1}{4}$  of the  $SW\frac{1}{4}$ ,  
Section 19, Township 2 South, Range 68 West of the 6th  
Principal Meridian, Adams County, Colorado, and

The  $NW\frac{1}{4}$  of the  $SE\frac{1}{4}$  of Section 19, Township 2 South,  
Range 68 West of the 6th Principal Meridian, Adams  
County, Colorado.

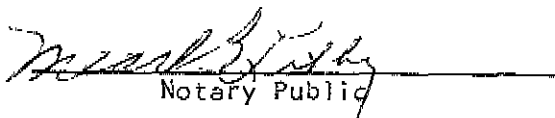
STATE OF COLORADO )  
                          ) ) ss  
COUNTY OF ADAMS )

I, WILLIAM PEHR, being first duly sworn upon my oath, depose and state that I was the circulator of the foregoing petition and that each signature appearing on the foregoing petition is the signature of the person whose name it purports to be.

  
\_\_\_\_\_

Subscribed and sworn to before me this 17<sup>th</sup> day of January, 1961.

My commission expires October 6, 1964.

  
\_\_\_\_\_  
Notary Public