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Boulder County Clerk, CO ORD R 41.00 D 0.00



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ORDINANCE NO. 7265

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AN ORDINANCE ANNEXING TO THE CITY OF BOULDER APPROXIMATELY 5.52 ACRES OF LAND GENERALLY LOCATED AT 6287 ARAPAHOE. ZONING AND INCLUDING SAID LANDS IN THE INDUSTRIAL SERVICE-ESTABLISHED (IS-E) ZONING CLASSIFICATION AS DESCRIBED IN CHAPTER 9-2, BOULDER REVISED CODE, 1981; AMENDING THE ZONING DISTRICT MAP FORMING A PART OF SAID CHAPTER TO INCLUDE THE SAID PROPERTY IN THE ABOVE-MENTIONED ZONING DISTRICTS; AND SETTING FORTH DETAILS IN RELATION HERETO.

WHEREAS, THE CITY COUNCIL OF THE CITY OF BOULDER, COLORADO, FINDS:

THAT 6287 Arapahoe Limited Liability Co., a Colorado limited liability company, is owner of the parcel which comprises the real property more particularly described on Exhibit "A" attached hereto and incorporated herein by reference; and,

THAT the owners of 100% of the area proposed for annexation, including streets and alleys, have petitioned for annexation of, and zoning designation of Industrial Service-Established (IS-E) and the said property is not embraced within any city, city and county, or incorporated town, and that the said property abuts upon, and is contiguous to, the City of Boulder by at least one-sixth of its perimeter; and,

THAT a community of interest exists between the property proposed for annexation and the City of Boulder, the said property is urban or will be urbanized in the near future, and the said property is capable of being integrated into the City of Boulder; and,

THAT the subject does not include any area included in another annexation proceeding involving a city other than the City of Boulder; and,

THAT this annexation will not result in the detachment of the area from one school district and the attachment of same to another school district; and,

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THAT this annexation will not have the effect of extending the City of Boulder's boundaries any further than three miles from any point of the existing City boundaries; and,

THAT the subject property does not include any area which is the same or substantially the same area in which an election for the annexation to the City was held within twelve months preceding the filing of the above Petition; and,

THAT when establishing boundaries of any area proposed to be annexed, no land held in identical ownership consisting of twenty acres or more, which together with buildings and improvements is valued in excess of two hundred thousand dollars for ad valorem tax purposes will be included in this annexation without the written consent of the landowner; and,

THAT the subject property is designated as Community Industrial Land Use on the Boulder Valley Comprehensive Plan; and,

THAT the Planning Board duly proposed that the subject property be annexed to the City of Boulder and that the zoning district map adopted by the City Council be amended to zone and include portions of the subject property in the Industrial Service-Established (IS-E) zoning district, as provided in Chapter 9-2, Boulder Revised Code, 1981; and,

THAT a public hearing on the proposed annexation and zoning of the property annexed and zoned hereby was duly held before the City Council on April 1, 2003; and,

THAT the zoning of the subject property is consistent with the Boulder Valley Comprehensive Plan, and bears a substantial relation to and will enhance the general welfare of the subject property and of the residents of the City of Boulder; and,

THAT the City Council has jurisdiction and the legal authority to annex and zone the subject property.



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Boulder County Clerk, CO ORD

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BOULDER, COLORADO, THAT:

Section 1. The territory more particularly described in Exhibit "A" be, and the same hereby is, annexed to and included within the corporate boundaries of the City of Boulder.

Section 2. Chapter 9-2, Boulder Revised Code, 1981, and the zoning district map forming a part thereof, be, and the same hereby are, amended to include the subject property within the Industrial Service-Established (IS-E) zoning district.

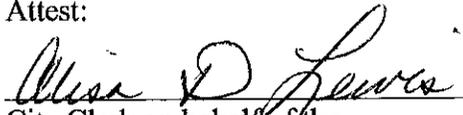
Section 3. The annexation and zoning of the subject property is necessary for the protection of the public health, safety, and welfare.

Section 4. The City Council deems it appropriate that this ordinance be published by title only and directs the City Clerk to make available in his office copies of the text of the within ordinance for public inspection and acquisition.

INTRODUCED, READ ON FIRST READING, AND ORDERED PUBLISHED BY TITLE ONLY this 18th day of February, 2003.



Mayor

Attest:


City Clerk on behalf of the
Director of Finance and Record



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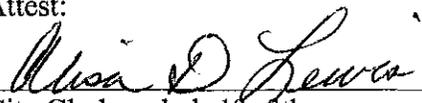
READ ON SECOND READING, AND PASSED, ADOPTED, AND ORDERED

PUBLISHED BY TITLE ONLY this 1st day of April, 2003.



Mayor

Attest:



City Clerk on behalf of the
Director of Finance and Record



LEGAL DESCRIPTION FOR ORDINANCE NO. 7200

Boulder County Clerk, CO ORD

R 41.00

EXHIBIT A

LEGAL DESCRIPTION

A TRACT OF LAND IN THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 70 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 27; THENCE NORTH 00°19'40" WEST, ALONG THE EAST LINE OF THE SAID SOUTHEAST 1/4, A DISTANCE OF 87.5 FEET;

THENCE SOUTH 89°40'45" WEST, A DISTANCE OF 25 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89°40'45" WEST, ALONG THE NORTH LINE OF STATE HIGHWAY NO. 7 RIGHT-OF-WAY (PARCEL #E-35), A DISTANCE OF 420.00 FEET;

THENCE NORTH 00°19'40" WEST, PARALLEL TO THE EAST LINE OF THE SAID SOUTHEAST 1/4 OF SAID SECTION 27, A DISTANCE OF 602.37 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THE COLORADO & SOUTHERN RAILWAY;

THENCE SOUTH 82°21'35" EAST, ALONG THE SAID SOUTH RAILWAY RIGHT-OF-WAY LINE, A DISTANCE OF 424.09 FEET;

THENCE SOUTH 00°19'40" EAST, PARALLEL TO THE EAST LINE OF SAID SOUTHEAST 1/4 OF SAID SECTION 27, A DISTANCE OF 543.63 FEET TO THE TRUE POINT OF BEGINNING.

COUNTY OF BOULDER, STATE OF COLORADO



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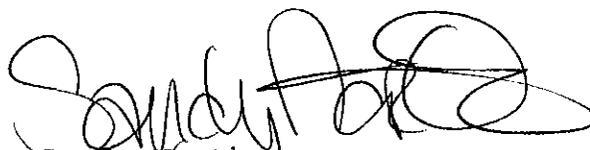
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ORDINANCE NO. 7265
STATE OF COLORADO)
COUNTY OF BOULDER) SS. CERTIFICATE
CITY OF BOULDER)

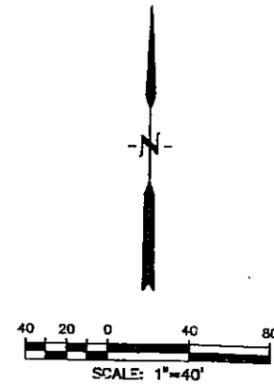
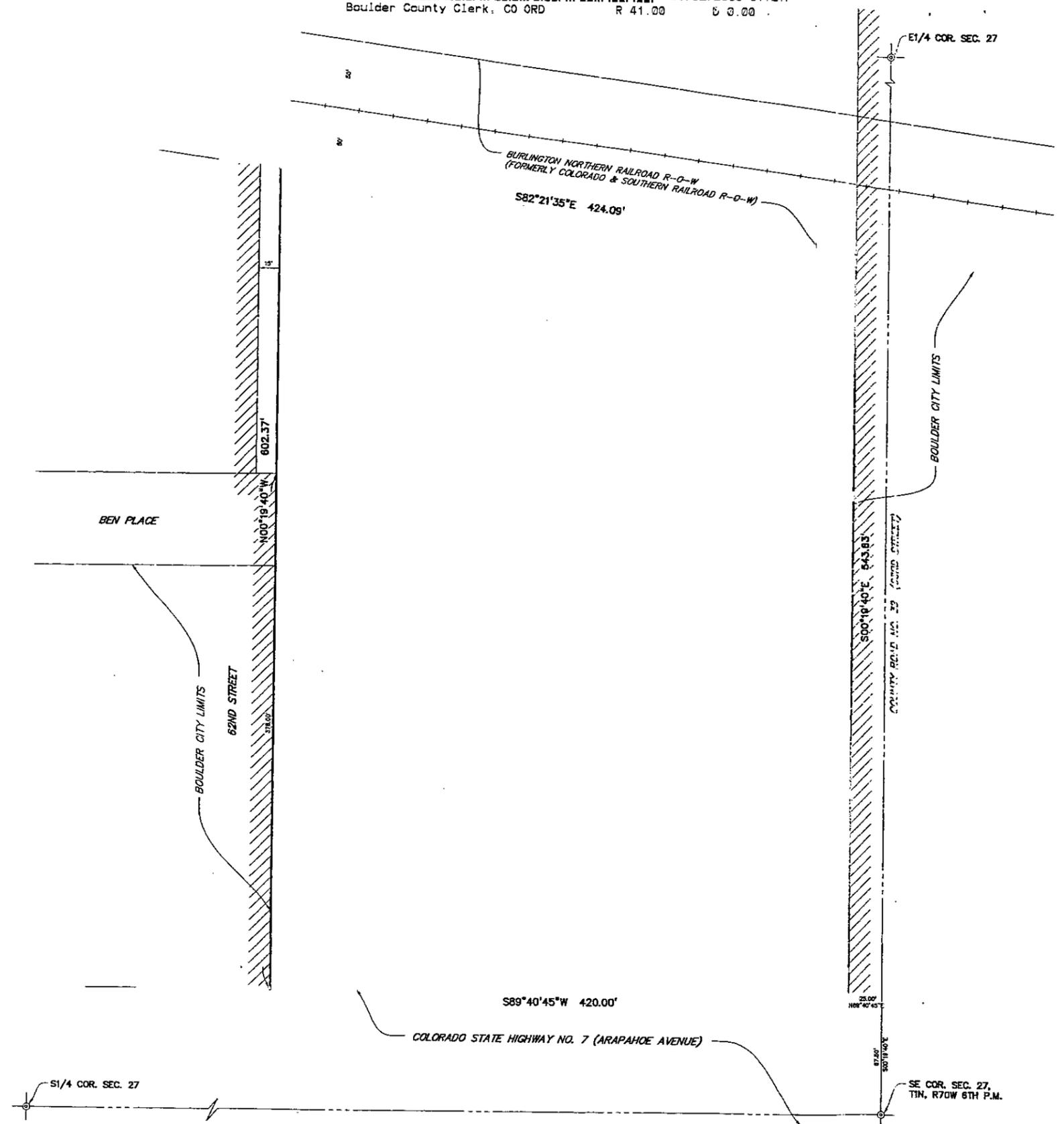
I, Sandy North, Deputy City Clerk of said City in the County and State aforesaid, do hereby certify that the foregoing ordinance was introduced, read on first reading, at a regular meeting of the City Council thereof held on the 18th day of February, 2003, and that afterwards, to-wit: I caused the same to be published (by title only) on the 21st day of February, 2003, in the official paper of said City (the same being paper of general circulation published in said city), and that said publication was made ten days before the passage of said ordinance.

I hereby certify that the foregoing ordinance was afterwards duly and regularly passed and adopted, by the City Council of said City on second reading at a regular meeting thereof held on the 1st day of April, 2003, and that I caused the same to be published (by title only) on the 4th day of April, 2003, in the official paper of said city.

WITNESS my hand and the seal of said City of Boulder hereto affixed, this 22nd day of April, 2003.


Sandy North
Deputy City Clerk





RECORDER'S NOTE:
 PORTION OF RECORDED DOCUMENT
 MAY NOT REPRODUCE LEGIBLY.

LEGAL DESCRIPTION

A TRACT OF LAND IN THE SE1/4 OF SECTION 27, T1N, R70W OF THE 6TH P.M., DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SE1/4 OF SAID SECTION 27; THENCE N00°19'40"W, ALONG THE EAST LINE OF THE SAID SE1/4, A DISTANCE OF 87.5 FEET;

THENCE S89°40'45"W, A DISTANCE OF 25 FEET TO THE TRUE POINT OF BEGINNING;

THENCE S89°40'45"W, ALONG THE NORTH LINE OF STATE HIGHWAY NO. 7 RIGHT-OF-WAY (PARCEL #E-38), A DISTANCE OF 420.00 FEET;

THENCE N00°19'40"W, PARALLEL TO THE EAST LINE OF THE SAID SE1/4 OF SAID SECTION 27, A DISTANCE OF 802.37 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THE COLORADO & SOUTHERN RAILWAY;

THENCE S82°21'35"E, ALONG THE SAID SOUTH RAILWAY RIGHT-OF-WAY LINE, A DISTANCE OF 424.09 FEET;

THENCE S00°19'40"E, PARALLEL TO THE EAST LINE OF SAID SE1/4 OF SAID SECTION 27, A DISTANCE OF 543.83 FEET TO THE TRUE POINT OF BEGINNING.

COUNTY OF BOULDER, STATE OF COLORADO.

TOTAL PERIPHERY OF AREA TO BE ANNEXED = 1990.09 FEET
 ONE SIXTH OF TOTAL PERIPHERY = 331.68 FEET
 CONTIGUITY OR DISTANCE OF AREA ADJACENT TO EXISTING CITY LIMITS = 921.83 FEET

OWNER: 6287 ARAPAHOE LIMITED LIABILITY CO.
 10700 EAST BETHANY DRIVE
 SUITE 200
 AURORA, CO 80014-2625

APPLICANT: NAROPA INSTITUTE
 2130 ARAPAHOE AVE.
 BOULDER, CO 80503

SURVEYOR: DREXEL, BARRELL & CO.
 4840 PEARL EAST CIRCLE
 SUITE 114
 BOULDER, CO 80301-2475

NOTE

THIS MAP IS NOT A LAND SURVEY PLAT OR AN IMPROVEMENT SURVEY PLAT.

SURVEYOR'S CERTIFICATE

I, MATHEW F. SELLERS, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ACCOMPANYING MAP WAS PREPARED UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING AND THAT IT IS A TRUE AND CORRECT REPRESENTATION OF THE AREA TO BE ANNEXED TO THE CITY OF BOULDER, COLORADO.

ANNEXATION MAP OF A TRACT OF LAND LOCATED IN THE SE1/4 OF SECTION 27, T1N, R70W OF THE 6TH P.M., COUNTY OF BOULDER, STATE OF COLORADO FOR: NAROPA INSTITUTE

IN ACCORDANCE WITH CRS 15-20-105, NOTICE, ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

Drexel, Barrell & Co. Engineers/Surveyors
 4840 PEARL EAST CIRCLE SUITE 114 BOULDER, COLORADO 80503 (303) 442-1238
 2000 CORPORATE DRIVE COLORADO SPRING, COLORADO 80901 (719) 586-0897
 MAY 1978 (REVISED 11/27/02)

Revisions - Date	Date	Drawn By	Job No.
	3/25/02	SOS	3258-7B
Scale	1" = 40'	Checked By	Drawing No.
		KA	0777

MATHEW F. SELLERS
 COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR NO. 27275

ORDINANCE NO. 7295

AN ORDINANCE ANNEXING TO THE CITY OF BOULDER APPROXIMATELY 5.52 ACRES OF LAND GENERALLY LOCATED AT 8287 ARAPAHOE. ZONING AND INCLUDING SAID LANDS IN THE INDUSTRIAL SERVICE-ESTABLISHED (IS-E) ZONING CLASSIFICATION AS DESCRIBED IN CHAPTER 9-2, BOULDER REVISED CODE, 1981; AMENDING THE ZONING DISTRICT MAP FORMING A PART OF SAID CHAPTER TO INCLUDE THE SAID PROPERTY IN THE ABOVE-MENTIONED ZONING DISTRICTS; AND SETTING FORTH DETAILS IN RELATION HERETO.

(The published text of the above ordinance is available for public inspection and acquisition in the Office of the City Clerk, Municipal Building, 1777 Broadway, Boulder, CO 80302.)

INTRODUCED, READ, AND ORDERED PUBLISHED BY TITLE ONLY THIS 18TH DAY OF FEBRUARY, 2003.

Will Toor
MAYOR

ATTEST:

Allsa D. Lewis
City Clerk

Motion Carried: 7-0 Mock & Riggle Absent.

Published February 21, 2003 in the Boulder Daily Camera — 5003911.

ORDINANCE 7295

AN ORDINANCE ANNEXING TO THE CITY OF BOULDER APPROXIMATELY 5.52 ACRES OF LAND GENERALLY LOCATED AT 8287 ARAPAHOE. ZONING AND INCLUDING SAID LANDS IN THE INDUSTRIAL SERVICE-ESTABLISHED (IS-E) ZONING CLASSIFICATION AS DESCRIBED IN CHAPTER 9-2, BOULDER REVISED CODE, 1981; AMENDING THE ZONING DISTRICT MAP FORMING A PART OF SAID CHAPTER TO INCLUDE THE SAID PROPERTY IN THE ABOVE-MENTIONED ZONING DISTRICTS; AND SETTING FORTH DETAILS IN RELATION HERETO.

(The published text of the above ordinance is available for public inspection and acquisition in the Office of the City Clerk, Municipal Building, 1777 Broadway, Boulder, CO 80302.)

INTRODUCED, READ, AND ORDERED PUBLISHED BY TITLE ONLY THIS 18TH DAY OF FEBRUARY, 2003.

READ ON SECOND READING, ADOPTED AND ORDERED PUBLISHED BY TITLE ONLY THIS 1ST DAY OF APRIL, 2003.

Will Toor
Mayor

ATTEST:

Allsa D. Lewis
City Clerk

Motion Carried: 9-0

Published April 4, 2003 in the Boulder Daily Camera - 5012855.