

1 Section 2

2 The Quail Road Annexation and Residential-Mixed Neighborhood zoning, and the
3 annexation agreement, are hereby approved, and said property is annexed to the City of Longmont,
4 subject to satisfaction of the following requirements within one year of the date of passage of this
5 ordinance by City Council:

6 1. Satisfaction of the submittal requirements in the administrative manual, pursuant to
7 section 15.01.040.C of the Longmont Municipal Code, including transfer of historical water rights,
8 submittal of two mylars of the signed annexation map, and payment of the recording fees.

9 After satisfaction of the requirements, as certified by the Planning and Development
10 Services Director of the City of Longmont, the City Manager or designee shall record this
11 ordinance, the annexation map(s) and annexation agreement with the County Clerk and Recorder.

12 Section 3

13 Pursuant to section 37-45-136(3.6), C.R.S., the City of Longmont consents to the inclusion
14 of the property into the Municipal Subdistrict, Northern Colorado Water Conservancy District,
15 when the annexation becomes effective.

16 Section 4

17 The effective date of this annexation shall be the date this ordinance, the annexation map(s),
18 and the annexation agreement are recorded with the County Clerk and Recorder.

19 Section 5

20 To the extent only that they conflict with this ordinance, the Council repeals any conflicting
21 ordinances or parts of ordinances.

22 Introduced this _____ day of _____, 2025.

23 Passed and adopted this _____ day of _____, 2025.

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MAYOR

ATTEST:

CITY CLERK

NOTICE: THE COUNCIL WILL HOLD A PUBLIC HEARING ON THIS ORDINANCE AT
7:00 P.M ON THE _____ DAY OF _____, 2025, AT THE
LONGMONT CITY COUNCIL MEETING.

APPROVED AS TO FORM:

ASSISTANT CITY ATTORNEY

DATE

PROOFREAD

DATE

APPROVED AS TO FORM AND SUBSTANCE:

ORIGINATING DEPARTMENT

DATE

CA File: 24-003194

1 EXHIBIT A

2 Quail Road Annexation and

3 Residential-Mixed Neighborhood Zoning District

4 Legal Description

5 A TRACT OF LAND SITUATED IN THE NORTH HALF OF THE NORTHWEST QUARTER
6 OF SECTION 17, TOWNSHIP 2 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL
7 MERIDIAN, DESCRIBED AS FOLLOWS:

8
9 COMMENCING AT THE NORTHWEST QUARTER OF SAID SECTION 17 WHENCE THE
10 WEST ONE-SIXTEENTH CORNER OF SAID SECTION 17 BEARS NORTH 89°34'37"
11 WEST, WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO;

12
13 THENCE SOUTH 85°13'02" EAST, A DISTANCE OF 394.66 FEET TO A POINT ON THE
14 APPARENT SOUTH RIGHT-OF-WAY LINE OF QUAIL ROAD SAID POINT BEING THE
15 NORTHWEST CORNER OF THE PARCEL OF LAND DESCRIBED AT RECEPTION NO.
16 2257059 IN THE RECORD OF THE BOULDER COUNTY CLERK AND RECORDER'S
17 OFFICE AND THE POINT OF BEGINNING;

18
19 THENCE SOUTH 89°34'37" EAST, BEING 30 FEET SOUTH OF AND PARALLEL WITH
20 SAID NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 17, A DISTANCE OF
21 943.50 FEET TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE
22 NORTHWEST QUARTER OF SAID SECTION 17;

23
24 THENCE NORTH 00°11'58" WEST, ALONG SAID EAST LINE, A DISTANCE OF 30.00
25 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE
26 NORTHWEST QUARTER OF SAID SECTION 17;

27
28 THENCE SOUTH 89°34'08" EAST, ALONG THE NORTH LINE OF SAID NORTHEAST
29 QUARTER OF THE NORTHWEST QUARTER OF SECTION 17 AND A PORTION OF THE
30 ANNEXATION AND ZONING MAP FOR WILLOW CREEK CROSSING RECORDED AT
31 RECEPTION NO. 1336294 IN THE RECORDS OF SAID BOULDER COUNTY CLERK AND
32 RECORDER'S OFFICE, A DISTANCE OF 329.96 FEET TO THE NORTHWEST CORNER OF
33 THE ANNEXATION AND ZONING MAP OF GRAND VIEW HEIGHTS PHASE II;

34
35 THENCE SOUTH 00°12'25" EAST, ALONG THE WEST LINE OF SAID ANNEXATION AND
36 ZONING MAP OF GRAND VIEW HEIGHTS PHASE II, A DISTANCE OF 679.28 FEET TO
37 A POINT ON THE NORTH RIGHT-OF-WAY LINE OF CLOVER BASIN DRIVE AS SHOWN
38 ON THE PLAT OF CLOVER CREEK FILING NO. 1 RECORDED AT RECEPTION NO.
39 1589630 IN SAID RECORDS OF THE BOULDER COUNTY CLERK AND RECORDER'S
40 OFFICE;

41
42 THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE OF CLOVER BASIN DRIVE THE
43 FOLLOWING THREE (3) COURSES:

44 1. SOUTH 89°21'01" WEST, A DISTANCE OF 330.04 FEET;

1 2. NORTH 89°23'45" WEST, A DISTANCE OF 530.01 FEET;
2 3. NORTH 89°43'15" WEST, A DISTANCE OF 226.31 FEET TO THE SOUTHWEST CORNER
3 OF A PARCEL DESCRIBED AT RECEPTION NO. 2257059 IN SAID RECORDS OF THE
4 BOULDER COUNTY CLERK AND RECORDER'S OFFICE;
5
6 THENCE ALONG THE PERIMETER OF SAID PARCEL THE FOLLOWING THREE (3)
7 COURSES:
8 1. NORTH 00°25'23" EAST, A DISTANCE OF 460.43 FEET;
9 2. NORTH 89°34'37" WEST, A DISTANCE OF 194.30 FEET;
10 3. NORTH 00°25'23" EAST, A DISTANCE OF 199.93 FEET TO THE POINT OF
11 BEGINNING

