

ORDINANCE O-2025-

A BILL FOR AN ORDINANCE CONDITIONALLY APPROVING THE 8902 QUAIL ROAD ANNEXATION AND CONCEPT PLAN (GENERALLY LOCATED IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 2 NORTH, RANGE 69 WEST OF THE 6th PRINCIPAL MERIDIAN), AND ZONING THE PROPERTY RESIDENTIAL-MIXED NEIGHBORHOOD (R-MN)

WHEREAS the City of Longmont has received a petition, signed by the owners of one hundred percent of the area proposed to be annexed, for the 8902 Quail Road Annexation, and an application for Residential-Mixed Neighborhood (R-MN) zoning, all as described in the attached Exhibit A; and

WHEREAS an accompanying Concept Plan for future development has been put forward in conjunction with this annexation application, as described in the attached Exhibit B; and

WHEREAS the City Council has before it an annexation agreement concerning the conditions for annexing the property; and

WHEREAS the City Council has approved resolutions regarding this annexation's compliance with state statutes governing annexation procedures.

NOW, THEREFORE, THE COUNCIL OF THE CITY OF LONGMONT, COLORADO,
HEREBY ORDAINS:

Section 1

The City Council finds that the 8902 Quail Road Annexation and Residential-Mixed Neighborhood zoning satisfy the annexation and zoning review criteria of sections 15.02.055 and 15.02.060.A of the Longmont Municipal Code.

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.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34

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

EXHIBIT A

Quail Road Annexation and

Residential-Mixed Neighborhood Zoning District

Legal Description

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

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

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

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

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

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

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

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

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

8902 Quail Road Annexation

Concept Plan

