

**OF SUBJECT: RESOLUTION 49, SERIES 2024 – A RESOLUTION ACCEPTING  
THE DEDICATION OF RIGHT-OF-WAY FOR CAMPUS DRIVE  
AND DESIGNATING FOR USE AS RIGHT-OF-WAY**

**DATE: NOVEMBER 4, 2024**

**PRESENTED BY: ROB ZUCCARO, COMMUNITY DEVELOPMENT DIRECTOR**

**SUMMARY:**

Attached for approval is a resolution accepting dedication of right-of-way from the Boulder Valley School District (BVSD) for Campus Drive. This dedication provides part of the right-of-way necessary for the Campus Drive extension that the City approved as part of the Redtail Ridge Filing No. 1 Final Plat.

**BACKGROUND:**

Campus Drive currently provides the primary access to the Monarch K-12 Campus, a senior memory care residential development, and a series of medical offices. The road dead-ends at the eastern edge of the Monarch K-12 Campus, which has been identified and a safety and security concern for the school. The City's Transportation Master Plan (TMP) includes the extension of Campus Drive to 96<sup>th</sup> Street as a high priority project. In addition, the extension of Campus Drive to 96<sup>th</sup> Street is required by the ConcoPhillips General Development plan and associated development agreement, which the City approved in 2010.

On August 20, 2024, City Council approved the Redtail Ridge Filing No. 1 Final Plat and associated Subdivision Improvement Agreement (SIA), which requires that the developer to build the Campus Drive extension to 96<sup>th</sup> Street. The entire road will be rebuilt and reconfigured to include dedicated on-street bicycle lanes, off-street sidewalks, multi-use paths, and round-about intersections for access to the Monarch K-12 Campus. The Redtail Ridge Metropolitan District will fund the improvements.

**ANALYSIS:**

The extension of Campus Drive to 96<sup>th</sup> Street and reconstruction of the road to include more multimodal infrastructure will implement the City's adopted policies in the TMP and the ConcoPhillips General Development Plan. The road extension will provide secondary access to the Monarch K-12 campus, improving emergency access to the campus, and significantly reducing vehicular congestion that currently exists during peak hour school drop off and pick up times. The new road cross section will also include enhanced pedestrian and bicycle facilities, improving multi-modal safety through the corridor.

**FISCAL IMPACT:**

The dedication of the right-of-way will not have a direct fiscal impact to the City. Following construction of the roadway and warranty period, the City will be responsible

**SUBJECT: RESOLUTION 49, SERIES 2024 – DEDICATING ROW FOR CAMPUS DRIVE**

**DATE: NOVEMBER 4, 2024**

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for the maintenance of the roadway, sidewalk and multi-use paths in the right-of-way. The Redtail Ridge Metro District will maintain the landscaping in the right-of-way.

**STAFF RECOMMENDATION:**

Staff recommends approval of Resolution 49, Series 2024 accepting the dedication of right-of-way from the Boulder Valley School District for Campus Drive.

**ATTACHMENTS:**

1. Resolution 49, Series 2024
2. Special Warranty Deed Dedicating Right-of-Way for Campus Drive

**STRATEGIC PLAN IMPACT:**

|                                     |                                                                                                                                       |                          |                                                                                                                           |
|-------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|--------------------------|---------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>            |  <b>Financial Stewardship &amp; Asset Management</b> | <input type="checkbox"/> |  <b>Reliable Core Services</b>           |
| <input checked="" type="checkbox"/> |  <b>Vibrant Economic Climate</b>                     | <input type="checkbox"/> |  <b>Quality Programs &amp; Amenities</b> |
| <input type="checkbox"/>            |  <b>Engaged Community</b>                           | <input type="checkbox"/> |  <b>Healthy Workforce</b>               |
| <input type="checkbox"/>            |  <b>Supportive Technology</b>                      | <input type="checkbox"/> |  <b>Collaborative Regional Partner</b> |

**RESOLUTION NO. 49  
SERIES 2024**

**A RESOLUTION ACCEPTING THE DEDICATION OF RIGHT-OF-WAY FOR CAMPUS DRIVE AND DESIGNATING FOR USE AS RIGHT-OF-WAY**

**WHEREAS**, by Resolution No. 38, Series 2024, adopted on August 20, 2024, the City Council approved with conditions the final plat for the Redtail Ridge Filing No. 1; and

**WHEREAS**, condition 10 of Resolution No. 38, Series 2024, requires the applicant to provide a warranty deed for the Campus Drive right-of-way from the Boulder Valley School District ("BVSD"); and

**WHEREAS**, a Special Warranty Deed has been executed by BVSD conveying this Campus Drive right-of-way to the City; and

**WHEREAS**, the City Council by this resolution desires to formally state its acceptance of the dedication of the parcel described in Exhibit A to the Special Warranty Deed as Campus Drive right-of-way for public use.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO THAT:**

1. The City Council hereby accepts the dedication of the parcel described in Exhibit A attached to the Special Warranty Deed executed by BVSD (the "Property"), a copy of which accompanies this resolution, as right-of-way for Campus Drive, a public street. Said deed shall be recorded with the Boulder County Clerk and Recorder at the expense of the applicant for the Redtail Ridge Filing No. 1 subdivision.

2. The Mayor, City Manager, and City staff are hereby authorized to execute all documents and to do all things necessary on behalf of the City to effect the City's ownership of the Property.

**PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Christopher M. Leh, Mayor

ATTEST:

\_\_\_\_\_  
Genny Kline, Interim City Clerk

**EXEMPT FROM DOCUMENTARY FEE PURSUANT TO § 39-13-104(1)(a), C.R.S. (2018). Grantor is a political subdivision of the State of Colorado.**

**SPECIAL WARRANTY DEED**

**THIS DEED**, made this 24 day of October, 2024, between **BOULDER VALLEY SCHOOL DISTRICT NO. RE-2**, a Colorado school district whose address is PO Box 9011, Boulder, CO 80301, hereinafter referred to as "**Grantor**", and the **CITY OF LOUISVILLE**, a municipal corporation organized and existing under and by virtue of the laws of the State of Colorado, whose address is 749 Main St., Louisville, CO 80027, hereinafter referred to as "**Grantee**":

**WITNESSETH**, that the Grantor, for and in consideration of the sum of Ten Dollars (U.S. \$10.00) cash, in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold, and conveyed, and by these presents does grant, bargain, sell, convey, and confirm, unto the Grantee, its successors and assigns forever, all the real property, together with improvements, if any, situate, lying, and being in the County of Boulder, State of Colorado, described in **Exhibit A** attached hereto and incorporated herein by this reference.

**TOGETHER** with all and singular the hereditaments, easements and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, and all the estate, right, title, interest, claim, and demand whatsoever of the Grantor, either in law or equity, of, in, and to the above bargained premises, with the hereditaments, easements and appurtenances.

**TO HAVE AND TO HOLD** the said premises above bargained and described with the appurtenances, unto the Grantee, its successors and assigns forever. And the Grantor, for itself, its successors and assigns, does covenant, grant, bargain, and agree to and with the Grantee, its successors and assigns, that at the time of the ensealing and delivery of these presents, Grantor is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and authority to grant, bargain, sell, and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances, and restrictions of whatever kind or nature soever, except and subject to the Statutory Exceptions, as defined in C.R.S. § 38-30-113(5)(a).

The Grantor shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of the Grantee, its successors and assigns, against all and every person or persons lawfully claiming under Grantor the

**IN WITNESS WHEREOF**, the Grantor has executed this deed on the date set forth above.

By: [Signature]  
Rob Price  
Title: Assistant Superintendent of Operational  
Services

STATE OF COLORADO )  
 )ss  
COUNTY OF Boulder )

My commission expires on: June 27, 2028

  
Notary Public



## EXHIBIT A

### EXHIBIT A – Legal Description of Property

#### DESCRIPTION

SITUATED IN THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

A PARCEL OF LAND BEING A PORTION OF LOT 3, LOUISVILLE CAMPUS, RECORDED AT RECEPTION NO. 1669751 OF THE BOULDER COUNTY RECORDS, SITUATED IN THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 20;

THENCE NORTH 83°48'36" WEST, A DISTANCE OF 334.80 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 3 AND THE POINT OF BEGINNING;

THENCE ALONG THE SOUTH LINE OF SAID LOT 3 THE FOLLOWING TWO (2) COURSES:

- 1) NORTH 89°48'38" WEST, A DISTANCE OF 1,642.00 FEET TO A POINT OF CURVATURE;
- 2) THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 199.15 FEET, SAID CURVE HAVING A RADIUS OF 1,015.00 FEET, A CENTRAL ANGLE OF 11°14'32", AND A CHORD WHICH BEARS NORTH 84°11'22" WEST A CHORD DISTANCE OF 198.84 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 45.23 FEET, SAID CURVE HAVING A RADIUS OF 31.50 FEET, A CENTRAL ANGLE OF 82°15'39", AND A CHORD WHICH BEARS NORTH 13°42'38" EAST A CHORD DISTANCE OF 41.44 FEET;

THENCE NORTH 66°13'14" EAST, A DISTANCE OF 66.07 FEET TO A POINT OF NON-TANGENT CURVATURE;

THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 11.19 FEET, SAID CURVE HAVING A RADIUS OF 1,177.50 FEET, A CENTRAL ANGLE OF 00°32'40", AND A CHORD WHICH BEARS SOUTH 19°12'18" EAST A CHORD DISTANCE OF 11.19 FEET TO A POINT OF COMPOUND CURVATURE;

THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 89.44 FEET, SAID CURVE HAVING A RADIUS OF 111.50 FEET, A CENTRAL ANGLE OF 45°57'35", AND A CHORD WHICH BEARS SOUTH 42°27'25" EAST A CHORD DISTANCE OF 87.06 FEET TO A POINT OF COMPOUND CURVATURE;

THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 16.80 FEET, SAID CURVE HAVING A RADIUS OF 39.50 FEET, A CENTRAL ANGLE OF 24°22'26", AND A CHORD WHICH BEARS SOUTH 77°37'26" EAST A CHORD DISTANCE OF 16.68 FEET;

THENCE SOUTH 89°48'38" EAST, A DISTANCE OF 1,135.12 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 53.02 FEET, SAID CURVE HAVING A RADIUS OF 79.50 FEET, A CENTRAL ANGLE OF 38°12'51", AND A CHORD WHICH BEARS NORTH 71°04'56" EAST A CHORD DISTANCE OF 52.05 FEET TO A POINT OF REVERSE CURVATURE;

THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 114.41 FEET, SAID CURVE HAVING A RADIUS OF 97.50 FEET, A CENTRAL ANGLE OF 67°14'05", AND A CHORD WHICH BEARS NORTH 85°35'32" EAST A CHORD DISTANCE OF 107.96 FEET TO A POINT OF REVERSE CURVATURE;

Plotted: MON 03/11/24 10:07:37A By: Aaron Murphy Filepath: p:\2019\190108\survey\area\_190108\_campus.dwg Layout: desc (1)



DESCRIPTION

PROJECT # 190108

CHECKED BY: AWM

DRAWN BY: JPE

SHEET NUMBER

1

1 OF 3

## DESCRIPTION

SITUATED IN THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 261.19 FEET, SAID CURVE HAVING A RADIUS OF 261.50 FEET, A CENTRAL ANGLE OF 57°13'43", AND A CHORD WHICH BEARS SOUTH 89°24'17" EAST A CHORD DISTANCE OF 250.47 FEET TO A POINT OF REVERSE CURVATURE;

THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 41.32 FEET, SAID CURVE HAVING A RADIUS OF 97.50 FEET, A CENTRAL ANGLE OF 24°17'00", AND A CHORD WHICH BEARS NORTH 74°07'22" EAST A CHORD DISTANCE OF 41.01 FEET;

THENCE SOUTH 89°35'54" EAST, A DISTANCE OF 40.30 FEET;

THENCE NORTH 87°35'41" EAST, A DISTANCE OF 21.51 FEET TO A POINT OF CURVATURE;

THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 11.03 FEET, SAID CURVE HAVING A RADIUS OF 17.00 FEET, A CENTRAL ANGLE OF 37°09'34", AND A CHORD WHICH BEARS SOUTH 73°49'32" EAST A CHORD DISTANCE OF 10.83 FEET TO A POINT OF COMPOUND CURVATURE;

THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 55.74 FEET, SAID CURVE HAVING A RADIUS OF 115.50 FEET, A CENTRAL ANGLE OF 27°39'07", AND A CHORD WHICH BEARS SOUTH 41°25'10" EAST A CHORD DISTANCE OF 55.20 FEET TO A POINT OF REVERSE CURVATURE;

THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 0.37 FEET, SAID CURVE HAVING A RADIUS OF 79.50 FEET, A CENTRAL ANGLE OF 00°16'12", AND A CHORD WHICH BEARS SOUTH 27°43'43" EAST A CHORD DISTANCE OF 0.37 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 29,138 SQUARE FEET OR 0.67 ACRES, MORE OR LESS.

**BASIS OF BEARINGS:** BEARINGS ARE BASED ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 20, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ASSUMED TO BEAR NORTH 89°48'38" WEST, BEING MONUMENTED AT THE WEST QUARTER CORNER OF SAID SECTION BY A 2" ALUMINUM CAP IN RANGE BOX STAMPED "WESTERN STATES 2001 PLS 35597" AND AT THE CENTER QUARTER CORNER OF SAID SECTION BY A 2.5" ALUMINUM CAP STAMPED "DB&CO 2009 PLS 23529".

PREPARED BY: AARON MURPHY  
PLS 38162

ON BEHALF OF: HARRIS KOCHER SMITH  
1120 LINCOLN STREET, SUITE 1000  
DENVER, CO 80203  
303.623.6300



## DESCRIPTION

PROJECT #: 190108

CHECKED BY: AWM

DRAWN BY: JPE

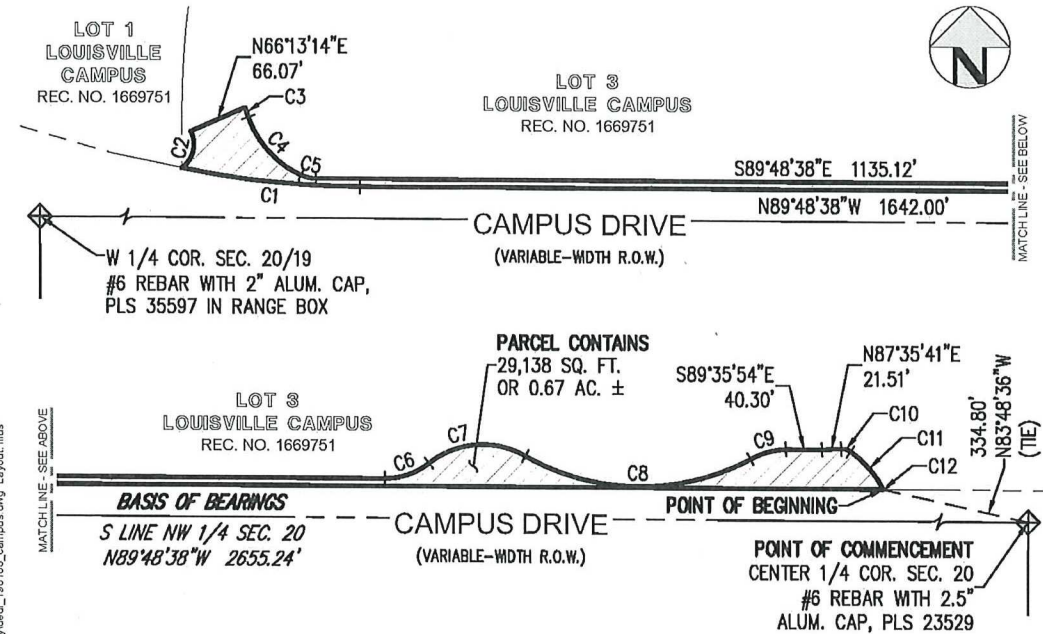
SHEET NUMBER

2

2 OF 3

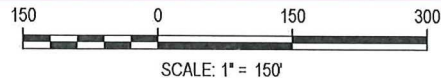
# ILLUSTRATION

SITUATED IN THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



| CURVE TABLE |          |           |         |               |         |
|-------------|----------|-----------|---------|---------------|---------|
| CURVE       | RADIUS   | DELTA     | LENGTH  | CHORD BEARING | CHORD   |
| C1          | 1015.00' | 11°14'32" | 199.15' | N84°11'22"W   | 198.84' |
| C2          | 31.50'   | 82°15'39" | 45.23'  | N13°42'38"E   | 41.44'  |
| C3          | 1177.50' | 0°32'40"  | 11.19'  | S19°12'18"E   | 11.19'  |
| C4          | 111.50'  | 45°57'35" | 89.44'  | S42°27'25"E   | 87.06'  |
| C5          | 39.50'   | 24°22'26" | 16.80'  | S77°37'26"E   | 16.68'  |
| C6          | 79.50'   | 38°12'51" | 53.02'  | N71°04'56"E   | 52.05'  |
| C7          | 97.50'   | 67°14'05" | 114.41' | N85°35'32"E   | 107.96' |
| C8          | 261.50'  | 57°13'43" | 261.19' | S89°24'17"E   | 250.47' |
| C9          | 97.50'   | 24°17'00" | 41.32'  | N74°07'22"E   | 41.01'  |
| C10         | 17.00'   | 37°09'34" | 11.03'  | S73°49'32"E   | 10.83'  |

| CURVE TABLE |         |           |        |               |        |
|-------------|---------|-----------|--------|---------------|--------|
| CURVE       | RADIUS  | DELTA     | LENGTH | CHORD BEARING | CHORD  |
| C11         | 115.50' | 27°39'07" | 55.74' | S41°25'10"E   | 55.20' |
| C12         | 79.50'  | 0°16'12"  | 0.37'  | S27°43'43"E   | 0.37'  |



**NOTE:**  
THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND SURVEY.  
IT IS INTENDED TO DEPICT ONLY THE ATTACHED DESCRIPTION.

**HKS HARRIS KOCHER SMITH**  
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Denver, Colorado 80202  
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harris@hks-smith.com

ILLUSTRATION

PROJECT # 190108  
CHECKED BY: AWM  
DRAWN BY: JPE  
SHEET NUMBER  
**3**  
3 OF 3