

O-2023-34

AN ORDINANCE

TO VEST THE ZONING FOR LAND LOCATED AT 14700 W. 7TH AVE., CITY OF LAKEWOOD, COUNTY OF JEFFERSON, STATE OF COLORADO

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Lakewood, Colorado, that:

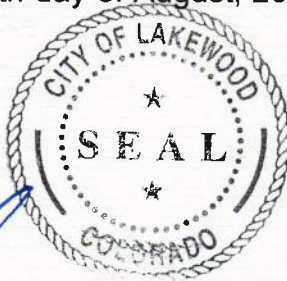
SECTION 1. Upon application by Mr. Kent Stevinson, as President of Automotive Services Inc., in Lakewood Vesting Case VS-21-001, the zoning associated with the initial zoning Case RZ-21-001 is vested for twenty (20) years, for the property described in Exhibit A attached hereto and made a part hereof.

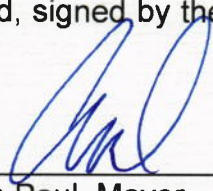
SECTION 2. The Annexation, Zoning, Development, and Vesting Agreement between the City and Automotive Services Inc., details the terms of the twenty (20)-year vesting of the zoning.

SECTION 3. The Mayor and City Clerk are hereby authorized and directed to certify the within and foregoing approval and record with the Clerk and Recorder of Jefferson County a certified copy of this Ordinance attached thereto, pursuant to the effective date thereof, and upon satisfaction of the conditions for recording relating to the property described in Exhibit A.

SECTION 4. This ordinance shall take effect forty-five (45) days after final publication.

I hereby attest and certify that the within and foregoing ordinance was introduced and read on first reading at a hybrid regular meeting of the Lakewood City Council on the 14th day of August 2023; published by title in the Denver Post and in full on the City of Lakewood's website, www.lakewood.org, on the 17th day of August, 2023; set for public hearing to be held on the 28th day of August, 2023, read, finally passed and adopted by the City Council on the 28th day of August, 2023 and, signed by the Mayor on the 29th day of August, 2023.




Adam Paul, Mayor

ATTEST:


Jay Robb, City Clerk

APPROVED AS TO FORM:

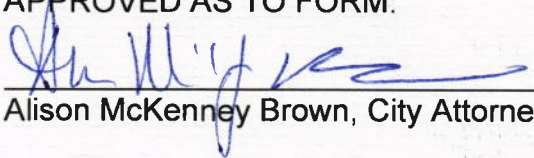

Alison McKenney Brown, City Attorney

EXHIBIT A—LEGAL DESCRIPTION**Planning Area 1**

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF JEFFERSON, STATE OF COLORADO; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 6;

THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6, N 00°08'27" W FOR 660.91 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6;

THENCE ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6, N 89°58'26" E FOR 1216.24 FEET TO THE NORTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6;

THENCE ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6, N 89°58'26" E FOR 817.91 FEET TO THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 2, CURLING CLUB SUBDIVISION AS RECORDED AT RECEPTION NUMBER 2014006194 OF THE JEFFERSON COUNTY RECORDS;

THENCE ALONG THE WEST LINE OF SAID LOT 2 AND THE NORTHERLY EXTENSION THEREOF, S 00°00'00" E FOR 330.13 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2;

THENCE ALONG THE SOUTH LINE OF SAID LOT 2, N 89°57'53" E FOR 224.41 FEET;

THENCE S 00°01'12" E FOR 330.09 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6;

THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6, S 89°57'20" W FOR 2257.04 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 1,417,273 SQUARE FEET OR 32.536 ACRES, MORE OR LESS.

Together with Planning Area 2:

A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF JEFFERSON, STATE OF COLORADO; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 6;

THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6, S 89°57'20" W FOR 280.05 FEET;

THENCE N 00°01'12" W FOR 330.09 FEET TO THE SOUTH LINE OF LOT 2, CURLING CLUB SUBDIVISION AS RECORDED AT RECEPTION NUMBER 2014006194 OF THE JEFFERSON COUNTY RECORDS;

THENCE ALONG THE SOUTH LINE OF SAID LOT 2, N 89°57'33" E FOR 49.09 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2;

THENCE ALONG THE EAST LINE OF SAID LOT 2 AND THE NORTHERLY EXTENSION THEREOF, N 00°00'00" E FOR 330.08 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6;

THENCE ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6, N 89°58'26" E FOR 228.46 FEET TO THE NORTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6;

THENCE ALONG THE EAST LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6, S 00°13'36" E FOR 660.09 FEET TO THE POINT OF BEGINNING;

CONTAINING AN AREA OF 167,860 SQUARE FEET OR 3.853 ACRES, MORE OR LESS.

Together with Planning Area 3:

A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN; COUNTY OF JEFFERSON, STATE OF COLORADO; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 6;

THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6, N 00°08'27" W FOR 660.91 FEET TO THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6;

THENCE ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6, N 89°58'26" E FOR 876.77 FEET;

THENCE N 00°08'27" W FOR 25.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING N 00°08'27" W, ALONG AN EAST LINE OF STEVINSON TOYOTA WEST SUBDIVISION LOT LINE ADJUSTMENT NO. 1 PLAT, AS RECORDED AT RECEPTION NUMBER F1972346 OF THE JEFFERSON COUNTY RECORDS, AND THE SOUTHERLY EXTENSION THEREOF, FOR 305.36 FEET TO A CORNER THEREOF;

THENCE ALONG A SOUTH LINE OF SAID SUBDIVISION, N 89°58'47" E FOR 176.01 FEET;

THENCE S 00°02'18" W FOR 305.34 FEET TO A POINT 25.00 FEET NORTH OF THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6;

THENCE S 89°58'26" W A DISTANCE OF 175.05 FEET TO THE POINT OF BEGINNING;

CONTAINING AN AREA OF 53,599 SQUARE FEET OR 1.230 ACRES, MORE OR LESS.

THE ABOVE DESCRIBED THREE PARCELS CONTAIN AN OVERALL AREA OF 1,638,732 SQUARE FEET OR 37.620 ACRES, MORE OR LESS.

BASIS OF BEARINGS: THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6, MONUMENTED ON THE SOUTH BY A 3-1/4" BRASS CAP STAMPED PLS 34989,2002, AND MONUMENTED ON THE NORTH BY A 3-1/4" ALUMINUM CAP STAMPED PLS 24966,1988, AND BEARS N 00°08'27" W, 2643.44 FEET.

ALL DISTANCES ARE U.S. SURVEY FEET.