

O-2023-35

AN ORDINANCE

TO VEST THE ZONING FOR LAND LOCATED AT 15000 W. COLFAX 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 VS23-0001, the zoning associated with the rezoning Case RZ22-0002 is vested for twenty (20) years, for the property described in Exhibit A attached hereto and made a part hereof.

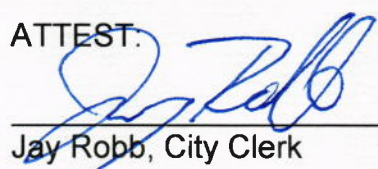
SECTION 2. The Annexation, Zoning, Development, and Vesting Agreement between the City and Automotive Services Inc., details the terms of the twenty (20)-year vesting of the zoning.

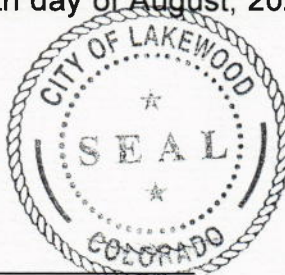
SECTION 3. The Mayor and City Clerk are hereby authorized and directed to certify the within and foregoing approval and record with the Clerk and Recorder of Jefferson County a certified copy of this Ordinance attached thereto, pursuant to the effective date thereof, and upon satisfaction of the conditions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

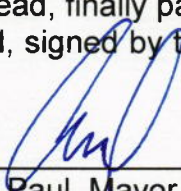
SECTION 4. This ordinance shall take effect forty-five (45) days after final publication.

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.

ATTEST:


Jay Robb, City Clerk




Adam Paul, Mayor

APPROVED AS TO FORM:

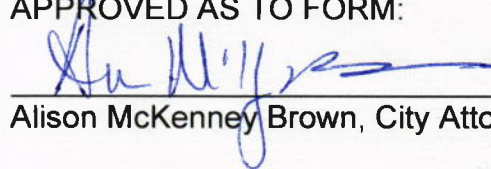

Alison McKenney Brown, City Attorney

EXHIBIT A—LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF STEVINSON AUTOMOBILE AGENCY LOT 1, BLOCK 1, EXEMPTION SURVEY NO.1, THE PLAT OF WHICH WAS RECORDED IN PLAT BOOK 86, AT PAGE 34, UNDER RECEPTION NUMBER 85112019, OF THE RECORDS OF THE JEFFERSON COUNTY CLERK & RECORDER, TOGETHER WITH A PORTION OF VACATED JUNIPER STREET AS RECORDED AT RECEPTION NUMBER 85097108 LOCATED WITHIN SAID PLAT, TOGETHER WITH STEVINSON AUTOMOBILE AGENCY FILING NO. 2 - EXEMPTION SURVEY NO. 1, THE PLAT OF WHICH WAS RECORDED IN PLAT BOOK 103 AT PAGE 11, UNDER RECEPTION NUMBER 90041454 OF SAID RECORDS, A PORTION OF BLOCK 44 OF PLEASANT VIEW SECOND ADDITION, THE PLAT OF WHICH WAS RECORDED IN PLAT BOOK 2 AT PAGE 68, UNDER RECEPTION NUMBER 00876034 OF SAID RECORDS, A PORTION OF THE WEST COLFAX AVENUE, DENVER WEST COLORADO MILLS BOULEVARD, AND INDIANA STREET RIGHT-OF-WAYS, AND WEST 7TH AVENUE RIGHT-OF-WAYS, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LAKEWOOD. COUNTY OF JEFFERSON, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 1;

THENCE ALONG THE EASTERLY LINE OF SAID SOUTHEAST QUARTER OF SECTION 1, S00°08'11"E A DISTANCE OF 261.42 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID EASTERLY LINE. S00°08'11"E A DISTANCE OF 1723.79 FEET;

THENCE ALONG THE CENTERLINE OF WEST 7TH AVENUE AS SHOWN AND PLATTED ON SAID PLEASANT VIEW SECOND ADDITION. S89°47'49"W A DISTANCE OF 312.38 FEET;

THENCE ALONG THE WESTERLY LINE EXTENDED SOUTHERLY OF BLOCK 44, SAID PLEASANT VIEW SECOND ADDITION, N00°07'30"W, A DISTANCE OF 30.00 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 44;

THENCE ALONG THE SOUTHERLY LINE OF SAID BLOCK 44. N89°47'49"E A DISTANCE OF 135.07 FEET TO THE INTERSECTION OF SAID LAST SOUTHERLY LINE WITH THE CENTERLINE OF THE VACATED ALLEY IN SAID, BLOCK 44 OF SAID PLEASANT VIEW SECOND ADDITION;

THENCE ALONG SAID CENTERLINE, N00°07'11" W, A DISTANCE OF 125.34 FEET TO THE INTERSECTION OF SAID CENTERLINE WITH THE SOUTHERLY LINE OF LOT 19, SAID BLOCK 44 EXTEND EASTERLY;

THENCE ALONG SAID SOUTHERLY LINE OF SAID LOT 19 EXTENDED EASTERLY, S89°46'39"W A DISTANCE OF 135.08 FEET TO THE SOUTHWEST CORNER OF SAID LOT 19;

THENCE ALONG THE WESTERLY LINE OF LOTS 19, 18, 17, 16 AND 15, SAID BLOCK 44, N00°07'30"W A DISTANCE OF 125.29 FEET TO THE NORTHWEST CORNER OF SAID LOT 15;

THENCE ALONG THE NORTHERLY LINE OF SAID LOT 15 EXTEND EASTERLY, N89°45'28"E A DISTANCE OF 135.09 FEET TO THE INTERSECTION OF SAID NORTHERLY LINE OF LOT 15 EXTENDED EASTERLY AND THE CENTERLINE OF SAID ALLEY;

THENCE ALONG SAID CENTERLINE OF SAID ALLEY, N00°07'11"W A DISTANCE OF 100.27 FEET TO THE INTERSECTION OF SAID CENTERLINE WITH THE NORTHERLY LINE OF LOT 11, SAID BLOCK 44 EXTEND EASTERLY;

THENCE ALONG SAID NORTHERLY LINE OF SAID LOT 11 EXTEND EASTERLY, S89°44'32"W A DISTANCE OF 135.10 FEET TO THE NORTHWEST CORNER OF SAID LOT 11;

THENCE ALONG THE WESTERLY LINE OF LOTS 10, 9 AND 8 SAID BLOCK 44 OF SAID PLEASANT VIEW SECOND ADDITION EXTENDED TO THE SOUTHERLY LINE OF SAID STEVINSON AUTOMOBILE AGENCY FILING NO. 2 EXEMPTION SURVEY NO. 1, AS MEASURED IN THE FIELD, N00°07'30"W A DISTANCE OF 84.98 FEET TO A POINT ON SAID SOUTHERLY LINE OF SAID STEVINSON AUTOMOBILE AGENCY FILING NO. 2 EXEMPTION SURVEY NO. 1;

THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING NINE (9) CONSECUTIVE COURSES:

1) S89°38'55"W A DISTANCE OF 30.00 FEET, MORE OR LESS, TO THE CENTERLINE OF ISABELL STREET AS SHOWN AND PLATTED ON SAID PLEASANT VIEW SECOND ADDITION;

2) THENCE ALONG SAID CENTERLINE, N00°07'30"W A DISTANCE OF 25.33 FEET MORE OR LESS, TO THE EASTERLY EXTENDED NORTHERLY LINE OF LOT 42, BLOCK 43, SAID PLEASANT VIEW SECOND ADDITION;

3) THENCE ALONG SAID LAST EXTENDED AND SOUTHERLY AND WESTERLY EXTENDED LINE OF SAID LOT 42,

S89°38'40"W, A DISTANCE OF 165.11 FEET, MORE OR LESS, TO THE CENTERLINE OF THE ALLEY IN SAID BLOCK 43;

4) THENCE ALONG SAID CENTERLINE, N00°07'48"W A DISTANCE OF 50.61 FEET MORE OR LESS, TO THE EASTERLY EXTENDED NORTHERLY LINE OF LOT 5, BLOCK 43;

5) THENCE ALONG SAID EASTERLY EXTENDED LINE AND NORTHERLY LINE OF SAID LOT 5, S89°37'54"W A DISTANCE OF 135.12 FEET TO A POINT ON THE WESTERLY LINE OF SAID BLOCK 43 MORE OR LESS, TO THE NORTHWEST CORNER OF SAID LOT 5;

6) THENCE ALONG SAID WESTERLY LINE OF BLOCK 43, N00°08'07"W A DISTANCE OF 63.38 FEET;

7) THENCE N31° 33'15"W, A DISTANCE OF 115.10 FEET, TO A POINT ON THE EASTERLY LINE OF BLOCK 38, SAID PLEASANT VIEW SECOND ADDITION;

8) THENCE ALONG THE SOUTHERLY LINE OF SAID BLOCK 38, S89°35'48"W , A DISTANCE OF 135.13 FEET, MORE OR LESS, TO THE CENTERLINE OF THE ALLEY IN SAID BLOCK 38;

9) THENCE ALONG SAID CENTERLINE, N00°08'26"W A DISTANCE OF 99.62 FEET TO A POINT ON THE SOUTH LINE OF SAID STEVINSON AUTOMOTIVE AGENCY LOT 1, BLOCK 1 EXEMPTION SURVEY NO. 1, SAID SOUTH LINE BEING IN COMMON WITH THE EASTERLY EXTENDED NORTHERLY LINE OF LOT 21 SAID BLOCK 38;

THENCE ALONG SAID SOUTHERLY LINE, S89°35'48"W, A DISTANCE OF 165.14 FEET TO THE SOUTHWEST CORNER OF SAID LAST EXEMPTION SURVEY , SAID CORNER ALSO BEING THE CENTERLINE OF JUNIPER STREET AS SHOWN AND PLATTED ON SAID PLEASANT VIEW SECOND ADDITION;

THENCE ALONG THE WESTERLY LINE OF SAID STEVINSON AUTOMOTIVE AGENCY LOT 1. BLOCK 1 EXEMPTION SURVEY NO. 1 AND NORTHLY EXTENSION THEREOF, N00°08'44"W A DISTANCE OF 536.27 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST COLFAX AVENUE AS RECORDED IN BOOK 359 AT PAGE 470, OF SAID RECORDS;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) CONSECUTIVE COURSES:

- 1). N00°15'03"W A DISTANCE OF 16.54 FEET;
- 2) THENCE N44°42'42"E A DISTANCE OF 34.26 FEET;
- 3) THENCE N73°59'44"E A DISTANCE OF 37.41 FEET;

THENCE N16°00'16"W A DISTANCE OF 110.01 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WEST COLFAX AVENUE AS RECORDED IN IN BOOK 359 AT PAGE 470 OF SAID RECORDS;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE. N72°44'19"E A DISTANCE OF 839.37 FEET TO THE SOUTHEASTERLY CORNER OF THAT TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED AT RECEPTION NUMBER 91063700 OF SAID RECORDS;

THENCE S00°33'09"W A DISTANCE OF 67.21 FEET TO A POINT ON THE CENTERLINE OF WEST COLFAX AVENUE:

THENCE ALONG SAID CENTERLINE, N73°22'01"E A DISTANCE OF 178.85 FEET TO THE POINT OF BEGINNING

SAID PARCEL CONTAINS 26.6646 ACRES MORE OR LESS

ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET.

BASIS OF BEARINGS

BEARINGS ARE BASED ON EASTERLY LINE OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO ASSUMED TO BEAR $S00^{\circ}08'11''E$ BEING MONUMENTED BY A FOUND 3-1/4" ALUMINUM CAP IN RANGE BOX PLS #24966 AT THE EAST QUARTER CORNER AND A FOUND 3-1/4" BRASS CAP PLS #34989 AT THE SOUTHEAST CORNER.