

0-2021-3

AN ORDINANCE

TO REZONE LAND LOCATED AT 8600 & 8650 W. COLFAX AVENUE,
LAKEWOOD, CO 80215, COUNTY OF JEFFERSON, STATE OF COLORADO.

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

SECTION 1. Upon application by David Leibowitz, Applicant and duly authorized representative of the Owner, in Rezoning Case RZ-20-001, and upon a recommendation of approval by the Lakewood Planning Commission following a duly noticed public hearing on January 20, 2021, Lakewood Zoning Maps are hereby amended to exclude from the Mixed-Use Neighborhood Urban (M-N-U) zone district and to include in the Mixed-Use General Suburban (M-G-S) the properties described in Exhibit A attached hereto and made a part hereof.

SECTION 2. 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 3. 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 virtual regular meeting of the Lakewood City Council on the 22nd day of February, 2021; published by title in the Denver Post and in full on the City of Lakewood's website at www.lakewood.org, on the 25th day of February, 2021; set for public hearing to be held on the 22nd day of March, 2021; read, finally passed and adopted by the City Council on the 22nd day of March, 2021; and signed by the Mayor on the __ day of _____, 2021.

Adam Paul, Mayor

ATTEST:

Bruce Roome, City Clerk

APPROVED AS TO FORM:

Alison McKenney Brown, City Attorney

Exhibit ALEGAL DESCRIPTION

A PARCEL OF LAND LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH RECORD INFORMATION DENOTED BY PARENTHESIS ():

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 3 WHENCE THE NORTH QUARTER CORNER THEREOF BEARS S 89°44'34" W, 2641.40 FEET WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE ALONG THE NORTH LINE OF SAID SECTION S 89°44'34" W, 685.82 FEET TO THE TRUE POINT OF BEGINNING;

THENCE S 0°15'26" E, 40.00 FEET TO THE SOUTH RIGHT-OF-WAY OF COLFAX AVENUE;

THENCE S 0°25'40" W (SOUTH), 187.25 FEET; THENCE N 89°44'37" E (EAST), 92.28 (92.04) FEET;

THENCE S 89°36'21" E. 25.00 FEET TO THE CENTERLINE OF DOVER WAY; THENCE ALONG SAID CENTERLINE S 0°23'39" W (SOUTH), 74.39 FEET;

THENCE CONTINUE ALONG SAID CENTERLINE S 33°25'46" W, 176.90 FEET; THENCE N 72°43'51" W, 26.03 FEET TO THE COMMON LINE WITH RUTHSHER SUBDIVISION;

THENCE ALONG SAID COMMON LINE S 89°45'53" W (WEST), 368.41 FEET;

THENCE N 0°32'49" E (NORTH), 108.64 (108.6) FEET TO THE SOUTH LINE OF THE PARCEL RECORDED AT RECEPTION NO. 2017016592;

THENCE ALONG THE COMMON LINE WITH SAID PARCEL N 89°44'34" E (EAST), 193.07 (193.7) FEET;

THENCE CONTINUING ALONG SAID COMMON LINE N 0°32'49" E (NORTH), 286.49 FEET TO THE SOUTH RIGHT-OF WAY OF COLFAX AVENUE;

THENCE N 0°15'26" W, 40.00 FEET;

THENCE N 89°44'34" E, 174.52 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 2.66 ACRES MORE OR LESS.