

COUNCIL BILL NO. 22-056
ORDINANCE NO. 4803

AN ORDINANCE ZONING CERTAIN LAND IN THE CITY OF ARVADA FOR 7850 ALKIRE STREET A 2.5 ACRE PARCEL OF LAND FROM JEFFERSON COUNTY P-D (PLANNED DEVELOPMENT) TO CITY OF ARVADA RN-32.5 (RESIDENTIAL NEIGHBORHOOD 32.5) AND AMENDING THE OFFICIAL ZONING MAPS OF THE CITY OF ARVADA, COLORADO, APPROXIMATELY LOCATED AT 7850 ALKIRE STREET

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ARVADA, COLORADO:

Section 1. The following described property is hereby rezoned from Jefferson County P-D (Planned Development) to City of Arvada RN-32.5 (Residential Neighborhood 32.5).

A PARCEL OF LAND DESCRIBED ON THE ATTACHED EXHIBIT A.

Section 2. The Official Zoning Maps of the City of Arvada are hereby amended in accordance herewith.

Section 3. This ordinance shall be effective fifteen days after publication following final passage.

INTRODUCED, READ, AND ORDERED PUBLISHED this 16th day of May, 2022.

PASSED, ADOPTED, AND APPROVED this 6th day of June, 2022.

Marc Williams

Marc Williams, Mayor

ATTEST:

Kristen Rush

City Clerk



APPROVED AS TO FORM:

Rachel A. Morris, City Attorney

By: Emily Grogg *RM*

Publication Dates: May 19, 2022
June 9, 2022

LEGAL DESCRIPTION:

THAT PART OF THE NORTHWEST 1/4, SECTION 32, TOWNSHIP 2 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 32 (MARKED BY A 2.5" ALUMINUM CAP IN A RANGE BOX STAMPED LS 5112), FROM WHENCE THE CENTER 1/4 CORNER OF SAID SECTION 32 (MARKED BY A 3.25" ALUMINUM CAP STAMPED MERRICK/PLS 13155/1989) BEARS N89°50'16"E A DISTANCE OF 2631.18 FEET (USED AS A BASIS OF BEARING FOR ALL SUBSEQUENT BEARINGS); THENCE NORTH 60°36'00" EAST, A DISTANCE OF 2360.04 FEET TO A POINT ON THE NORTH LINE OF DOUBLE E RANCH (ANNEXATION NO. 3587 TO THE CITY OF ARVADA, RECEPTION NO. F1012404) AND THE POINT OF BEGINNING; THENCE SOUTH 00°52'51" EAST, ALONG THE EAST LINE OF SAID DOUBLE E RANCH A DISTANCE OF 47.92 FEET; THENCE NORTH 89°50'56" EAST, ALONG THE NORTH LINE OF SAID DOUBLE E RANCH A DISTANCE OF 557.56 FEET TO A POINT ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 32 AND A POINT ON THE WEST LINE OF THE RIDGE AT HARVEST LANE FILING NO. 2 (ANNEXATION NO. 2893 TO THE CITY OF ARVADA, RECEPTION NO. 92046470); THENCE NORTH 00°52'12" WEST ALONG SAID CENTERLINE, AND ALONG THE WEST LINE OF SAID THE RIDGE AT HARVEST LANE FILING NO. 2, A DISTANCE OF 304.44 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF THE CROKE CANAL; THENCE DEPARTING WEST LINE OF SAID THE RIDGE AT HARVEST LANE FILING NO. 2, NORTH 49°01'17" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 50.37 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, THE DELTA OF SAID CURVE IS 22°40'04", THE RADIUS OF SAID CURVE IS 58.83 FEET, THE CHORD OF SAID CURVE BEARS NORTH 60°22'35" WEST 23.12 FEET; THENCE ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 23.27 FEET TO THE END OF SAID CURVE; THENCE NORTH 72°40'09" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 68.02 FEET; THENCE SOUTH 20°13'43" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 94.80 FEET; THENCE NORTH 69°46'17" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 40.00 FEET TO A POINT ON A CURVE TO THE RIGHT, THE DELTA OF SAID CURVE IS 28°34'11", THE RADIUS OF SAID CURVE IS 363.78 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 34°37'31" WEST 179.52 FEET; THENCE ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 181.39 FEET TO A POINT; THENCE NORTH 83°18'29" WEST DEPARTING FROM SAID RIGHT-OF-WAY LINE, A DISTANCE OF 66.08 FEET; THENCE SOUTH 06°44'33" WEST, A DISTANCE OF 57.88 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE CROKE CANAL, SAID POINT BEING ON A CURVE TO THE RIGHT, THE DELTA OF SAID CURVE IS 16°43'33", THE RADIUS OF SAID CURVE IS 363.78 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 70°42'53" WEST, 105.82 FEET; THENCE ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 106.19 FEET TO THE END OF SAID CURVE; THENCE SOUTH 80°02'09" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 87.30 FEET TO THE POINT OF BEGINNING, TOGETHER WITH A NON-EXCLUSIVE ACCESS EASEMENT AS GRANTED IN QUIT CLAIM DEED RECORDED OCTOBER 21, 1980 AT RECEPTION NO. 80079489, COUNTY OF JEFFERSON, STATE OF COLORADO.

CONTAINING 109,014 SQUARE FEET (2.503 ACRES), MORE OR LESS.