

1 **BY AUTHORITY**

2 ORDINANCE NO. \_\_\_\_\_  
3 SERIES OF 2018

COUNCIL BILL NO. CB18-0243  
COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

5 **A BILL**

6 **For an ordinance changing the zoning classification for 3400 Arkins Court, 3460**  
7 **Arkins Court and 1930 35th Street in Five Points.**

8 **WHEREAS**, the City Council has determined, based on evidence and testimony presented  
9 at the public hearing, that the map amendment set forth below conforms with applicable City laws,  
10 is consistent with the City’s adopted plans, furthers the public health, safety and general welfare of  
11 the City, will result in regulations and restrictions that are uniform within the OS-A district, is justified  
12 by one of the circumstances set forth in Section 12.4.10.8 of the Denver Zoning Code, and is  
13 consistent with the neighborhood context and the stated purpose and intent of the proposed zone  
14 district;

15 **NOW THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE CITY AND COUNTY OF**  
16 **DENVER:**

17 **Section 1.** That upon consideration of a change in the zoning classification of the land area  
18 hereinafter described, Council finds:

- 19 a. The land area hereinafter described is presently classified as I-MX-5, UO-2.
- 20 b. It is proposed that the land area hereinafter described be changed to OS-A.

21 **Section 2.** That the zoning classification of the land area in the City and County of Denver  
22 described as follows shall be and hereby is changed from I-MX-5, UO-2 to OS-A:

23 **Legal Description**

24 **3400 Arkins Court**

25 Portions of Lots 6 to 27, Block 15, First Addition to Ironton, and the vacated alley  
26 adjacent to said lots and portions of the vacated Delgany Street and vacated 34<sup>th</sup> Street  
27 adjacent to said lots and portions of Lots 1, 2, 3, 30, 31 and 32, Block 14, First Addition  
28 to Ironton and the vacated alley adjacent to said lots and portions of vacated Delgany  
29 Street and vacated 34<sup>th</sup> Street adjacent to said lots and a portion of the SE ¼ of the SE  
30 ¼ of Section 22, Township 3 South, Range 68 West of the 6<sup>th</sup> P.M., City and County of  
31 Denver, State of Colorado, more particularly described as follows:  
32 Commencing at the NW corner of Lot 1, Block 13, First Addition to Ironton, thence  
33 Westerly along the Northerly line of said Lot extended 27.50 feet, thence on a deflection  
34 angle to the left of 90°00’00”, 137.50 feet to the True Point of Beginning; thence  
35 continuing along said above described course 400.00 feet; thence on a deflection angle  
36 to the right of 90°00’00”, 194.22 feet to the Southeasterly right-of-way line of Arkins  
37 Court, thence on a deflection angle to the right of 76°36’35” along said right-of-way line,

1 411.18 feet, thence on a deflection angle to the right of 103°23'25" leaving said right-of-  
2 way line, 289.44 feet to the True Point of Beginning,  
3 Except that portion as described in Deed recorded June 21, 1994 at Reception No.  
4 9400100725,  
5 City and County of Denver,  
6 State of Colorado.

7 located at 3400 Arkins Court, Denver, Colorado.

8 in addition thereto those portions of all abutting public rights-of-way, but only to the centerline  
9 thereof, which are immediately adjacent to the aforesaid specifically described area.

10 **3460 Arkins Court and 1930 35<sup>th</sup> Street**

11 Portions of Lots 1 to 10 and 27 to 32, Block 15, FIRST ADDITION TO IRONTON, and  
12 the vacated alley adjacent to said lots and a portion of vacated Delgany Street adjacent  
13 to said lots, City and County of Denver, State of Colorado, more particularly described  
14 as follows:

15 Commencing at the N.W. Corner of Lot 1, Block 13, FIRST ADDITION TO IRONTON;  
16 thence northwesterly along the northerly line of said lot extended, 27.50 feet to the  
17 TRUE POINT OF BEGINNING; thence southwesterly on a deflection angle to the left of  
18 90°00'00", 137.50 feet; thence northwesterly on a deflection angle to the right of  
19 90°00'00", 222.14 feet; thence southwesterly on a deflection angle to the left of  
20 93°55'57", 88.06 feet; thence northwesterly on a deflection angle to the right of  
21 92°23'21", 52.11 feet to the southeasterly right-of-way line of Arkins Court; thence  
22 northeasterly on a deflection angle to the right of 78°09'11" along said right-of-way line,  
23 217.22 feet, thence northeasterly on a deflection angle to the right of 13°23'35" along  
24 said right-of-way line, 15.44 feet to the northerly lone line of Lot 1, Block 15, FIRST  
25 ADDITION TO IRONTON, thence southeasterly along said lot line extended on a  
26 deflection angle of 90°00'00" to the right, 318.50 feet to the TRUE POINT OF  
27 BEGINNING. The above described parcel contains 47,316 square feet (1.0862 acres)  
28 more or less.

29 in addition thereto those portions of all abutting public rights-of-way, but only to the centerline  
30 thereof, which are immediately adjacent to the aforesaid specifically described area.

31 **Section 3.** That this ordinance shall be recorded by the Manager of Community Planning and  
32 Development in the real property records of the Denver County Clerk and Recorder.

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1 COMMITTEE APPROVAL DATE: March 13, 2018

2 MAYOR-COUNCIL DATE: March 20, 2018

3 PASSED BY THE COUNCIL: \_\_\_\_\_

4 \_\_\_\_\_ - PRESIDENT

5 APPROVED: \_\_\_\_\_ - MAYOR \_\_\_\_\_

6 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
7 EX-OFFICIO CLERK OF THE  
8 CITY AND COUNTY OF DENVER

9 NOTICE PUBLISHED IN THE DAILY JOURNAL: \_\_\_\_\_;

10 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: March 22, 2018

11 Pursuant to Section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the office of  
12 the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed  
13 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to  
14 § 3.2.6 of the Charter.

15 Kristin M. Bronson, Denver City Attorney

16 BY: *Kristin M. Bronson*, Assistant City Attorney DATE: Mar 21, 2018