

bBY AUTHORITY

ORDINANCE NO. _____
SERIES 2015

COUNCIL BILL NO. CB15-0346
COMMITTEE OF REFERENCE:
Neighborhoods & Planning

A BILL

For an ordinance changing the zoning classification of 301 S. Cherokee Street.

WHEREAS, the City Council has determined, based on evidence and testimony presented at the public hearing, that the map amendment set forth below conforms with applicable City laws, is consistent with the City’s adopted plans, furthers the public health, safety and general welfare of the City, is justified by one of the circumstances set forth in Section 12.4.10.8 of the Denver Zoning Code, is consistent with the neighborhood context and the stated purpose and intent of the proposed zone district; and meets the criteria set forth in Section 12.4.10.9 of the Denver Zoning Code;

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

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

1. That the land area hereinafter described is presently classified as I-B/UO-2 & C-MX-16/UO-2.
2. That the Owner does not propose to change the use overlay zone district (UO-2).
3. That the Owner proposes that the land area hereinafter described be changed to PUD-G 13, and retain the UO-2 use overlay.

Section 2. That the zoning classification for the land area in the City and County of Denver described as follows shall be and hereby is changed from I-B/UO-2 & C-MX-16/UO-2 to PUD-G 13/UO-2:

A parcel of land being a part of Block 53 and 54, First Addition to the Byers Subdivision, and a part of vacated West Nevada Place. Located in part of the Northwest Quarter of Section 15, Township 4 South, range 68 west of the 6th Principal Meridian, City and County of Denver, Colorado, being more particularly described as follows:

- Beginning at the Northeast corner of said Block 53;
- Thence S00°24’57”W along Easterly line of said Block 53, and a portion of Block 54, being the Westerly Right-of-Way line of South Cherokee Street, a distance of 460.69 feet;
- Thence N 89°34’01”W along a line being 135.00 feet Southerly of and parallel with the

1 Northerly line of said Block 54 a distance of 116.41 feet;

2
3 Thence continuing N89°34'01"W, along the Southerly line of a parcel of land described in
4 Reception No. 2004137125 filed at Denver County Clerk and Recorder's Office, distance of
5 32.50 feet;

6
7 Thence N22°10'06"W along the Westerly line of land described in said Reception No.
8 2004137125, a distance of 29.19 feet;

9
10 Thence N89° 34'01"W a distance of 190.69 feet to the Westerly line of said Block 54;

11
12 Thence continuing N89°34'01"W a distance of 66.82 feet;

13
14 Thence along the arc on a non-tangent curve to the right being a Westerly line of land
15 described in Instrument No. 9500130425 filed at Denver County Clerk and Recorder's
16 Office having a central angle of 04°19'16", a radius of 2755.15 feet, a chord bearing of
17 N24°49'30"W, a chord distance of 207.74 feet, and an arc length of 207.79 feet;

18
19 Thence N22°39'49"W continuing along the Westerly line of land described in said
20 Instrument No. 9500130425, a distance of 266.82 feet;

21
22 Thence S89°36'26"E a distance of 75.53 feet to Northwesterly corner of Block 53, said
23 point also being on the Southerly Right-of-Way line of West Alameda Avenue.

24
25 Thence S89°36'26"E along the Northerly line of said Block 53 and said Southerly Right-of-
26 Way, a distance of 535.28 feet to the Point of Beginning, City and County of Denver, State
27 of Colorado.

28
29 in addition thereto those portions of all abutting public rights-of-way, but only to the
30 centerline thereof, which are immediately adjacent to the aforesaid specifically described area.

31 **Section 3.** PUD-G 13, District Plan, as filed in the words and figures contained and set
32 forth therein, available in the office and on the web page of City Council, and filed in the office of
33 the City Clerk on the 26th day of May, 2015, under City Clerk's Filing No. 2015-0226, and the UO-
34 2 use overlay are hereby approved.

35 **Section 4.** This Ordinance shall be recorded by the Department of Community Planning
36 and Development among the records of the Clerk and Recorder of the City and County of Denver.

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38 **BALANCE OF PAGE IS INTENTIONALLY LEFT BLANK.**

1 COMMITTEE APPROVAL DATE: May 20, 2015.
2 MAYOR-COUNCIL DATE: May 26, 2015.
3 PASSED BY THE COUNCIL: _____, 2015
4 _____ - PRESIDENT
5 APPROVED: _____ - MAYOR _____, 2015
6 ATTEST: _____ - CLERK AND RECORDER,
7 EX-OFFICIO CLERK OF THE
8 CITY AND COUNTY OF DENVER
9 NOTICE PUBLISHED IN THE DAILY JOURNAL: _____, 2015; _____, 2015
10 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: June 2, 2015
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 D. Scott Martinez, Denver City Attorney
16 BY: _____, Assistant City Attorney DATE: _____, 2015