

BY AUTHORITY

ORDINANCE NO. _____
SERIES OF 2015

COUNCIL BILL NO. CB14-1080
COMMITTEE OF REFERENCE:
Neighborhoods & Planning

A BILL

For an ordinance changing the zoning classification of 3325 Denargo 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 in accordance with the Comprehensive Plan, is necessary to promote 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.
2. That the Owner proposes that the land area hereinafter described be changed to PUD-G 12.

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 to PUD-G 12:

All those portions of Blocks 1, 4 and 5 of Garden Addition to Denver, of vacated West Benton Place and of vacated West 34th Avenue, Both in said Garden Addition, and of unplatted property in the West half (W ½) of Section 27, Township 3 South, Range 68 West of the Sixth Principal Meridian, all in the City and County of Denver, Colorado, together bounded and described as follows:

Beginning at a point on the West line of Denargo Street that is 558.41 feet distance North from the East and West center line of said Section 27, measured along the West line of said Denargo Street, which point is 11.45 feet distance East, measured at right angles from the East line of said Garden Addition; Thence West along a straight line at right angles to said East line of Garden Addition, a distance of 411.45 feet to a point in the West line of Lot 35 in said Block 5 of Garden Addition; Thence North along said West line of Lot 35 and along the West line of Lot 4 of said Block 5 and along said West line extended across said vacated West Benton Place, a distance of 200 feet to the Southwest corner of Lot 4 of said Block 4 of Garden Addition, Thence Northeasterly along a straight line a distance of 145.8 feet, more or less to the Northeast corner of Lot 6 in said Block 4; Thence Northeasterly along a straight line forming an angle of 14°02'10" from Northeast to East with the last described line extended a distance of 212.13 feet, more or less, to a point in the North line of

1 Block 1 that is 100 feet distant Southeasterly, measured radially from the Southeasterly line of the
2 official channel of the South Platte River; Thence Northeasterly along a curve to the right, having a
3 radius of 516.20 feet, tangent at its point of beginning to a straight line forming an angle of
4 $17^{\circ}15'10''$ from Southwest to West with the last described line and with the last described line and
5 which is concentric with and 100 feet distant Southeasterly from said Southeasterly line of the
6 official channel of the South Platte River a distance of 73.92 feet; Thence Northeasterly along a
7 straight line tangent to the end of the last described curve and parallel with and 100 feet distant
8 Southeasterly, measured at right angles, from said Southeasterly line of the official channel of the
9 South Platte River, a distance of 126.05 feet, more or less, to a point on the West line of Denargo
10 Street, being 11.45 feet distant East, measured at right angles, from the Northerly extension of the
11 East line of said Garden Addition; Thence South along the West line of Denargo Street, being a
12 straight line parallel with and 11.45 feet distant East, measured at right angles, from the East line of
13 Garden Addition, and the Northerly extension thereof, a distance of 546.78 feet, more or less, to the
14 point of beginning, EXCEPT that portion conveyed to Regional Transportation District by Warranty
15 Deed recorded April 11, 2014 at Reception No. 2014041462.

16 City and County of Denver,
17 State of Colorado
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21 in addition thereto those portions of all abutting public rights-of-way, but only to the
22 centerline thereof, which are immediately adjacent to the aforesaid specifically described area.

23 **Section 3.** PUD-G 12 District Plan, as filed in the words and figures contained and set
24 forth therein, available in the office and on the web page of City Council, and filed in the office of
25 the City Clerk on the 10th day of December, 2014, under City Clerk's Filing No. 2014-0994, is
26 hereby approved.

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28 **Section 4.** This Ordinance shall be recorded by the Department of Community Planning
29 and Development among the records of the Clerk and Recorder of the City and County of Denver.
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31 **REMAINDER OF PAGE INTENTIONALLY LEFT BLANK**

1 COMMITTEE APPROVAL DATE: December 10, 2014.
2 MAYOR-COUNCIL DATE: December 16, 2014.
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: December 10, 2014
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: _____, 2014