

BY AUTHORITY

ORDINANCE NO. _____
SERIES OF 2021

COUNCIL BILL NO. CB21-0721
COMMITTEE OF REFERENCE:
Land Use, Transportation & Infrastructure

A BILL

For an ordinance changing the zoning classification for 16298 Green Valley Ranch Boulevard in Gateway – Green Valley Ranch.

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, will result in regulations and restrictions that are uniform within the S-CC-3 and S-MX-3 district, is justified by one of the circumstances set forth in Section 12.4.10.8 of the Denver Zoning Code, and is consistent with the neighborhood context and the stated purpose and intent of the proposed zone district;

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:

- a. The land area hereinafter described is presently classified as PUD 319.
- b. It is proposed that the land area hereinafter described be changed to S-CC-3 and S-MX-3.

Section 2. That the zoning classification of the land area in the City and County of Denver described as follows shall be and hereby is changed from PUD 319 to S-CC-3.

A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 20 BEING MONUMENTED BY A 3/4 INCH REBAR WITH A 3-1/4 INCH ALUMINUM CAP STAMPED “CLARK & ASSOC. INC. 1993-LS 4842 IN A RANGE BOX, WHENCE THE NORTH ONE-QUARTER CORNER OF SAID SECTION 20 BEING MONUMENTED BY A 3/4 INCH REBAR WITH A 3-1/4 INCH ALUMINUM CAP STAMPED “1995-PLS 14592” IN A RANGE BOX BEARS SOUTH 89°54'15" WEST, SAID LINE FORMING THE BASIS OF BEARING FOR THIS DESCRIPTION;

THENCE SOUTH 89°54'15" WEST ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 OF SECTION 20, A DISTANCE OF 1907.63 FEET;

1 THENCE PERPENDICULAR FROM SAID NORTH LINE, SOUTH 00°05'45" EAST A
2 DISTANCE OF 83.00 FEET TO THE NORTHEAST CORNER OF DENVER CONNECTION
3 WEST FILING NO. 1 AS RECORDED UNDER RECEPTION NO. 2016106834, SAID
4 POINT ALSO BEING THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY FOR
5 GREEN VALLEY RANCH BOULEVARD AND THE EASTERLY RIGHT-OF-WAY FOR
6 MEMPHIS STREET;

7
8 THENCE ALONG THE EASTERLY LINE OF SAID DENVER CONNECTION WEST FILING
9 NO. 1 THE FOLLOWING FOUR (4) COURSES:

10
11 1: SOUTH 44°54'15" WEST A DISTANCE OF 21.35 FEET;

12
13 2: SOUTH 00°05'45" EAST A DISTANCE OF 48.14 FEET;

14
15 3: SOUTH 12°20'41" WEST A DISTANCE OF 60.34 FEET;

16
17 4: SOUTH 00°05'45" EAST A DISTANCE OF 553.26 FEET TO THE TRUE POINT OF
18 BEGINNING;

19
20 THENCE DEPARTING SAID EASTERLY LINE, NORTH 89°55'21" EAST A DISTANCE OF
21 846.82 FEET;

22
23 THENCE SOUTH 00°12'30" WEST ALONG A LINE BEING PARALLEL TO AND 83.00
24 FEET WEST OF THE EASTERLY LINE OF A PARCEL OF LAND RECORDED UNDER
25 RECEPTION NO. R-92-0059379, A DISTANCE OF 827.09 FEET TO A POINT 4.00 FEET
26 NORTH OF THE NORTHERLY RIGHT-OF-WAY FOR BOLLING DRIVE AS DEDICATED
27 BY GATEWAY PARK IV-DENVER FILING NO.5 RECORDED AT RECEPTION NO.
28 2000051305;

29
30 THENCE PARALLEL TO AND 4.00 FEET NORTH OF SAID NORTHERLY RIGHT-OF-
31 WAY, SOUTH 89°39'33" WEST A DISTANCE OF 842.43 FEET TO A POINT ON THE
32 EASTERLY BOUNDARY OF SAID DENVER CONNECTION WEST FILING NO.1, SAID
33 POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY FOR MEMPHIS STREET;

34
35 THENCE ALONG THE EASTERLY LINE OF SAID DENVER CONNECTION WEST FILING
36 NO. 1 NORTH 00°05'45" WEST A DISTANCE OF 830.95 FEET TO THE POINT OF
37 BEGINNING;

38
39 CONTAINING 700,197 SQUARE FEET OR 16.074 ACRES MORE OR LESS.

40
41 in addition, thereto those portions of all abutting public rights-of-way, but only to the centerline
42 thereof, which are immediately adjacent to the aforesaid specifically described area.

43 **Section 3.** That the zoning classification of the land area in the City and County of Denver
44 described as follows shall be and hereby is changed from PUD 319 to S-MX-3.

45
46 A PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP
47 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY

1 OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS
2 FOLLOWS:

3
4 COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 20 BEING
5 MONUMENTED BY A 3/4 INCH REBAR WITH A 3-1/4 INCH ALUMINUM CAP STAMPED
6 "CLARK & ASSOC. INC. 1993-LS 4842 IN A RANGE BOX, WHENCE THE NORTH ONE-
7 QUARTER CORNER OF SAID SECTION 20 BEING MONUMENTED BY A 3/4 INCH
8 REBAR WITH A 3-1/4 INCH ALUMINUM CAP STAMPED "1995-PLS 14592" IN A RANGE
9 BOX BEARS SOUTH 89°54'15" WEST, SAID LINE FORMING THE BASIS OF BEARING
10 FOR THIS DESCRIPTION;

11
12 THENCE SOUTH 89°54'15" WEST ALONG THE NORTH LINE OF SAID NORTHEAST 1/4
13 OF SECTION 20, A DISTANCE OF 1907.63 FEET;

14
15 THENCE PERPENDICULAR FROM SAID NORTH LINE, SOUTH 00°05'45" EAST A
16 DISTANCE OF 83.00 FEET TO THE NORTHEAST CORNER OF DENVER CONNECTION
17 WEST FILING NO. 1 AS RECORDED UNDER RECEPTION NO. 2016106834, SAID
18 POINT ALSO BEING THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY FOR
19 GREEN VALLEY RANCH BOULEVARD AND THE EASTERLY RIGHT-OF-WAY FOR
20 MEMPHIS STREET, SAID POINT BEING THE TRUE POINT OF BEGINNING;

21
22 THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY FOR GREEN VALLEY RANCH
23 BOULEVARD, NORTH 89°54'15" EAST A DISTANCE OF 823.35 FEET;

24
25 THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY ON A NON-TANGENT
26 CURVE TO THE LEFT, SAID CURVE BEING PARALLEL TO AND 83.00 FEET WEST OF
27 THE EAST LINE OF THAT PARCEL OF LAND RECORDED UNDER RECEPTION NO. R-
28 92-0059379, HAVING A RADIUS OF 8723.00 FEET, AN ARC LENGTH OF 135.45 FEET,
29 A DELTA ANGLE OF 00° 53' 23" AND WHOSE CHORD BEARS SOUTH 00° 39' 11" WEST
30 A DISTANCE OF 135.45 FEET;

31
32 THENCE SOUTH 00°12'30" WEST ALONG A LINE BEING PARALLEL TO AND 83.00
33 FEET WEST OF THE EAST LINE OF THAT PARCEL OF LAND RECORDED UNDER
34 RECEPTION NO. R-92-0059379 A DISTANCE OF 540.27 FEET;

35
36 THENCE SOUTH 89°55'21" WEST A DISTANCE OF 846.82 FEET TO A POINT ON THE
37 EASTERLY LINE OF SAID DENVER CONNECTION WEST FILING NO.1, SAID LINE
38 ALSO BEING THE EASTERLY RIGHT-OF-WAY FOR MEMPHIS STREET;

39
40 THENCE ALONG THE SAID EASTERLY LINE OF DENVER CONNECTION WEST FILING
41 NO.1 THE FOLLOWING FOUR (4) COURSES:

- 42
43 1. NORTH 00°05'45" WEST, A DISTANCE OF 553.26 FEET;
44 2. NORTH 12°20'41" EAST, A DISTANCE OF 60.34 FEET;
45 3. NORTH 00°05'45" WEST, A DISTANCE OF 48.14 FEET;
46 4. NORTH 44°54'15" EAST, A DISTANCE OF 21.35 FEET TO THE POINT OF
47 BEGINNING;

48
49 CONTAINING 572,022 SQUARE FEET OR 13.132 ACRES MORE OR LESS.

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

3 **Section 4.** That this ordinance shall be recorded by the Manager of Community Planning and
4 Development in the real property records of the Denver County Clerk and Recorder.

5 COMMITTEE APPROVAL DATE: June 29, 2021

6 MAYOR-COUNCIL DATE: July 6, 2021 by Consent

7 PASSED BY THE COUNCIL: _____

8 _____ - PRESIDENT

9 APPROVED: _____ - MAYOR _____

10 ATTEST: _____ - CLERK AND RECORDER,
11 EX-OFFICIO CLERK OF THE
12 CITY AND COUNTY OF DENVER

13 NOTICE PUBLISHED IN THE DAILY JOURNAL: _____ ; _____

14 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: July 15, 2021

15 Pursuant to section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the office of
16 the City Attorney. We find no irregularity as to form and have no legal objection to the proposed
17 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to
18 § 3.2.6 of the Charter.

19 Kristin M. Bronson, Denver City Attorney

20 BY: Jonathan Griffin, Assistant City Attorney DATE: Jul 14, 2021