

BY AUTHORITY

ORDINANCE NO. _____
SERIES OF 2015

COUNCIL BILL NO. CB14-1073
COMMITTEE OF REFERENCE:
Neighborhoods & Planning

A BILL

For an ordinance changing the zoning classification for 60.10 Acres Northwest of the intersection of Pena Boulevard & Green Valley Ranch Boulevard.

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 Denver International Airport (DIA) Zone 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:

1. That the land area hereinafter described is presently classified as PUD 515.
2. That the Owner proposes that the land area hereinafter described be changed to DIA Zone District.

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 515 to DIA Zone District:

A parcel of land situated in a portion of the east one-half of the east one-half of Section 17, Township 3 South, Range 66 West of the 6th Principal Meridian, City and County of Denver, State of Colorado, being more particularly described as follows:

Beginning at the southeast corner of Section 17; thence S89° 36’ 15”W along the south line of said Section 17 a distance of 999.40 feet to a point of curvature; thence along the arc of a non-tangent curve to the right an arc distance of 2925.56 feet to a point of curvature, said curve having a central angle of 19° 24’ 03”, a radius of 8640.00 feet, a chord bearing of N11° 04’ 22”E and a chord distance of 2911.62 feet, thence along the arc of a curve to the left an arc distance of 2511.42 feet to the northeast corner of Section 17, said curve having a central angle of 21° 40’ 15”, a radius of 6640.00 feet, a chord bearing of N09° 56’ 16”E and a chord distance of 2496.48 feet; thence S00° 03’ 52”E along the east line of said Section 17 a distance of 2668.28 feet to the east one-quarter corner of said section; thence S00° 08’ 17”E continuing along said east line a distance of 2641.25 feet more or less to the Point of Beginning.

Parcel contains 2,617,956 Sq. Ft. or 60.10 acres, more or less.

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

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

6 COMMITTEE APPROVAL DATE: December 10, 2014

7 MAYOR-COUNCIL DATE: December 16, 2014

8 PASSED BY THE COUNCIL: _____, 2015

9 _____ - PRESIDENT

10 APPROVED: _____ - MAYOR _____, 2015

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

14 NOTICE PUBLISHED IN THE DAILY JOURNAL: _____, 2015; _____, 2015

15 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: December 10, 2014

16 Pursuant to Section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the office of
17 the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed
18 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to
19 § 3.2.6 of the Charter.

20 D. Scott Martinez, Denver City Attorney

21 BY: _____, Assistant City Attorney DATE: _____, 2014