

1 **BY AUTHORITY**

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

COUNCIL BILL NO. CB18-0791  
COMMITTEE OF REFERENCE:  
4 Land Use, Transportation & Infrastructure

5 **A BILL**

6 **For an ordinance changing the zoning classification for 12680 E. Albrook Drive in**  
7 **Montbello.**

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 S-MX-12.
- 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 S-MX-12 to OS-A:

23 **Legal Description**

24 A part of Lot 7, Block 1, Koll Peoria Center Filing No. 1, being a subdivision situated in the  
25 Northwest Quarter of Section 24, Township 3 South, Range 67 West of the Sixth Principal  
26 Meridian, City and County of Denver, State of Colorado, according to the plat thereof recorded in  
27 the City and County of Denver Clerk and Recorder’s Office at Reception Number 9900000721,  
28 more particularly described as follows:

29 Commencing at a range point in Albrook Drive, being on a 20 foot range line, as monumented by  
30 a recovered 3-1/4" aluminum cap in a range box, stamped, "PLS 37993", whence a range point in  
31 said Albrook Drive, Being on a 20 foot range line and a point of curvature, as monumented by a  
32 recovered #8 rebar in a range box, bears S68°00’00"E, a distance of 414.81 feet, forming the  
33 basis of bearing used in this description with all bearings being relative thereto:

34 Thence departing and perpendicular to said 20 foot range line, S22°00’00"W, a distance of 50.00  
35 feet to a point on the southerly right-of-way line of Albrook Drive, said point also being the most  
36 northerly boundary corner of said Lot 7;

1 Thence along said southerly right-of-way line, also being the northerly boundary of said Lot 7,  
2 being 50.00 feet southwesterly of and parallel with said 20 foot range line, the following two  
3 courses:

- 4 1) S68°00'00"E, a distance of 414.81 feet to a point of curvature;
- 5 2) Along a tangent curve to the right having a central angle of 00°31'43", a radius of 965.00 feet  
6 and an arc length of 8.90 feet to the Point of Beginning;

7 Thence continuing along the last described course being a tangent curve to the right having a  
8 central angle of 11°34'03", a radius of 965.00 feet and an arc length of 194.83 feet to the  
9 northeast boundary corner of said Lot 7;

10 Thence departing said southerly right-of-way line and along the exterior boundary of said Lot 7  
11 the following eight courses:

- 12 1) S40°30'09"W, a distance of 150.00 feet;
- 13 2) S52°05'31"E, a distance of 133.14 feet;
- 14 3) S49°30'02"E, a distance of 125.00 feet;
- 15 4) S40°29'58"W, a distance of 60.00 feet;
- 16 5) S29°59'56"W, a distance of 98.77 feet;
- 17 6) S40°29'58"W, a distance of 9.00 feet to a point of curvature;
- 18 7) Along a tangent curve to the right having a central angle of 49°30'00", a radius of 245.00 feet  
19 and an arc length of 211.66 feet;
- 20 8) S90°00'00"W, a distance of 441.91 feet to the southwest boundary corner of said Lot 7;

21 Thence along a westerly boundary line of said Lot 7, N00°00'00"E, a distance of 275.67 feet;

22 Thence departing and perpendicular to the last described course, S90°00'00"E, a distance of  
23 283.86 feet;

24 Thence N22°00'00"E, a distance of 124.39 feet;

25 Thence perpendicular to the last described course, S68°00'00"E, a distance of 33.70 feet;

26 Thence perpendicular to the last described course, N22°00'00"E, a distance of 231.67 feet to the  
27 Point of Beginning,

28 City and County of Denver,

29 State of Colorado.

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

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

35 **[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]**

1 COMMITTEE APPROVAL DATE: July 31, 2018

2 MAYOR-COUNCIL DATE: August 7, 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: August 9, 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: \_\_\_\_\_, Assistant City Attorney DATE: \_\_\_\_\_