

BY AUTHORITY

ORDINANCE NO. _____
SERIES OF 2013

COUNCIL BILL NO. CB13-0208
COMMITTEE OF REFERENCE:
Land Use, Transportation & Infrastructure

A BILL

For an ordinance changing the zoning classification at 2121 Children’s Museum Drive.

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 12.4.10.14 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 OS-A.
2. That the Owner proposes that the land area hereinafter described be changed to C-MX-5.

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 OS-A to C-MX-5:

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A parcel of land located in Section 32, T3S, R68W, of the 6TH P.M., City and County of Denver, State of Colorado, more particularly described as follows:

Beginning at the southeast corner of that certain parcel of land described at Book 2744 at Page 637, City and County of Denver records, monumented by a copper tag in concrete marked "LS 26606", from which the southwest corner of said parcel monumented by a No. 5 rebar with a plastic cap marked "LPI PLS 23521", bears S89°58'00"W, a distance of 229.79 feet; Thence N3°51'38"E, along the east line of said parcel, a distance of 146.00 feet; Thence S74°45'00"E, departing said east line, a distance of 32.41 feet; Thence S35°08'35"E, a distance of 28.54 feet; Thence S7°05'28"W, a distance of 53.49 feet; Thence S1°10'45"E, a distance of 21.86 feet; Thence S16°00'00"W, a distance of 21.13 feet; Thence S23°01'52"W, a distance of 15.00 feet to a point of curve; Thence along the arc of a curve to the right having a central angle of 30°52'37", a radius of 183.71 feet and an arc length of 99.00 feet to a point of tangent; Thence S53°54'29"W, a distance of 19.34 feet; Thence N0°02'00"W, a distance of 83.20 feet to a point on the south line of said parcel; Thence N89°58'00"E, along said south line, a distance of 36.84 feet to the Point of Beginning. Parcel contains 10098 square feet or 0.23 acres more or less.

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A parcel of land located in Section 32, T3S, R68W, of the 6TH P.M., City and County of Denver, State of Colorado, more particularly described as follows:

Commencing at the southeast corner of that certain parcel of land described at Book 2744 at Page 637, City and County of Denver records, monumented by a copper tag in concrete marked "LS 26606", from which the southwest corner of said parcel monumented by a No. 5 rebar with a plastic cap marked "LPI PLS 23521", bears S89°58'00"W, a distance of 229.79 feet; Thence S89°58'00"W, along the south line of said parcel, a distance of 36.84 feet to the Point of Beginning; Thence S0°02'00"E, a distance of 83.20 feet; Thence N87°44'16"W, a distance of 217.34 feet to an angle point on the easterly right-of-way line of Highway I-25 as described in book 8756 at Page 374 and Book 8797 at page 32, City and County of Denver records; Thence N17°58'36"E, along said easterly right-of-way line, a distance of 78.33 feet to the southwest corner of said parcel described in Book 2744 at Page 637; Thence N89°58'00"E, departing said easterly right-of-way line and along the south line of said parcel, a distance of 192.95 feet to the Point of Beginning. Parcel contains 16221 square feet or 0.37 acres more or less.

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

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

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1 COMMITTEE APPROVAL DATE: April 9, 2013

2 MAYOR-COUNCIL DATE: April 16, 2013

3 PASSED BY THE COUNCIL: _____, 2013

4 _____ - PRESIDENT

5 APPROVED: _____ - MAYOR _____, 2013

6 ATTEST: _____ - CLERK AND RECORDER,
7 EX-OFFICIO CLERK OF THE
8 CITY AND COUNTY OF DENVER

9 NOTICE PUBLISHED IN THE DAILY JOURNAL: _____, 2013; _____, 2013

10 PREPARED BY: Brent A. Eisen, Assistant City Attorney DATE: April 11, 2013

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 Douglas J. Friednash, Denver City Attorney

16 BY: _____, Assistant City Attorney DATE: _____, 2013