

BY AUTHORITY

ORDINANCE NO. _____
SERIES OF 2015

COUNCIL BILL NO. CB14-1074
COMMITTEE OF REFERENCE:
Neighborhoods & Planning

A BILL

For an ordinance changing the zoning classification for 16100 E. 56th Avenue & 16101 Green Valley Ranch Blvd.

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 319.
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 319 to DIA Zone District:

A parcel of land situated in a portion of the Northwest One-Quarter of Section 21 and the Northeast One-Quarter of Section 20, 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 Northeast corner of said Section 20; thence N89° 39' 51" E along the north line of said Section 21, a distance of 1001.80 feet to a point of curvature; thence along the arc of a non-tangent curve to the left an arc distance of 228.75 feet; said curve having a central angle of 01° 58' 26", a radius of 6640.00 feet, a chord bearing of S00° 54' 33" W and a chord distance of 228.74 feet; thence S00° 04' 40" E, a distance of 1381.76 feet, more or less to a point on the north line of a parcel of land as recorded at Reception No. 217775, dated 12/17/1987, in the Records of the City and County of Denver; thence S89° 22' 13" W, along said north line a distance of 992.08 feet, more or less to a point on the east line of Section 20; thence S89° 22' 13" W, continuing along the north line of said parcel a distance of 1008.02 feet; thence N00° 04' 40" W a distance of 1401.03 feet; to a point of curvature; thence along the arc of a curve to the right an arc distance of 218.67 feet to a point on the north line of Section 20; said curve having a central angle of 01° 27' 00", a

1 radius of 8640.00 feet, a chord bearing of N00° 38' 50"E and a chord distance of 218.66 feet; thence N89° 36'
2 15"E along the north line of said Section 20 a distance of 999.40 feet more or less, to the Point of Beginning.

3
4 Parcel contains 3,231,121 Sq. Ft. or 74.17 acres, more or less.

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

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

10
11 COMMITTEE APPROVAL DATE: December 10, 2014

12 MAYOR-COUNCIL DATE: December 16, 2014

13 PASSED BY THE COUNCIL: _____, 2015

14 _____ - PRESIDENT

15 APPROVED: _____ - MAYOR _____, 2015

16 ATTEST: _____ - CLERK AND RECORDER,
17 EX-OFFICIO CLERK OF THE
18 CITY AND COUNTY OF DENVER

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

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

21 Pursuant to Section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the office of
22 the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed
23 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to
24 § 3.2.6 of the Charter.

25 D. Scott Martinez, Denver City Attorney

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