

BY AUTHORITY

ORDINANCE NO. _____
SERIES 2015
AS AMENDED 12-22-14

COUNCIL BILL NO. CB14-1075
COMMITTEE OF REFERENCE:
Neighborhoods & Planning

A BILL

For an ordinance changing the zoning classification of 4625 West 50th Avenue and 5030 Vrain Street.

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, is justified by one of the circumstances set forth in Section 12.4.10.8 of the Denver Zoning Code, is consistent with the neighborhood context and the stated purpose and intent of the proposed zone district; and meets the criteria set forth in Section 12.4.10.9 of the Denver Zoning Code;

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 #273.
2. That the Owner proposes that the land area hereinafter described be changed to PUD-G11.

Section 2. That the zoning classification for the land area in the City and County of Denver described as follows shall be and hereby is changed from PUD #273 to PUD-G11:

PARCEL (SUBAREA) A:

A PARCEL OF LAND IN THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION, WHICH POINT IS 636.5 FEET WEST OF THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION; RUNNING THENCE WEST ON SAID SOUTH LINE 618 FEET TO A POINT; RUNNING THENCE NORTH 27 DEGREES 51 MINUTES AND 30 SECONDS EAST 307 FEET; RUNNING THENCE NORTH 83 DEGREES, NO MINUTES AND 30 SECONDS EAST 480 FEET TO A POINT ON THE WESTERLY LINE OF BERKELEY PARK HEIGHTS; RUNNING THENCE SOUTHERLY ON SAID WESTERLY LINE, 330 FEET TO THE PLACE OF BEGINNING.

1 **PARCEL (SUBAREA) B:**

2
3 BERKELEY PARK HEIGHTS, BLOCK 3 LOT 14 TO LOT 19 INCLUSIVE AND BLOCK 3 LOT 31 TO LOT 37 INCLUSIVE ,
4 INCLUDING ALL VACATED ALLEYS PER ORDINANCE 89-1928, AND THE VACATED PORTION OF VRAIN STREET
5 PER ORDINANCE 89-1928, ADJACENT TO THE ABOVE-DESCRIBED PROPERTY, CITY AND COUNTY OF DENVER,
6 STATE OF COLORADO.

7
8 **PARCEL (SUBAREA) C:**

9
10 BERKELEY PARK HEIGHTS, BLOCK 3 LOT 20 TO LOT 30 INCLUSIVE , INCLUDING ALL VACATED ALLEYS PER
11 ORDINANCE 89-1928, AND THE VACATED PORTION OF VRAIN STREET PER ORDINANCE 89-1928, ADJACENT TO
12 THE ABOVE DESCRIBED PROPERTY, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

13
14 in addition thereto those portions of all abutting public rights-of-way, but only to the
15 centerline thereof, which are immediately adjacent to the aforesaid specifically described area.

16 **Section 3.** PUD-G11 District Plan, as filed in the words and figures contained and set forth
17 therein, available in the office and on the web page of City Council, and filed in the office of the
18 City Clerk on the 18th day of December, 2014, under City Clerk's Filing No. ~~2014-1010~~ **2014-**
19 **1010-A**, is hereby approved.

20 **Section 4.** This Ordinance shall be recorded by the Department of Community Planning
21 and Development among the records of the Clerk and Recorder of the City and County of Denver.

22 COMMITTEE APPROVAL DATE: December 10, 2014.

23 MAYOR-COUNCIL DATE: December 16, 2014.

24 PASSED BY THE COUNCIL: _____, 2015

25 _____ - PRESIDENT

26 APPROVED: _____ - MAYOR _____, 2015

27 ATTEST: _____ - CLERK AND RECORDER,
28 EX-OFFICIO CLERK OF THE
29 CITY AND COUNTY OF DENVER

30 NOTICE PUBLISHED IN THE DAILY JOURNAL: _____, 2014; _____, 2015

31 PREPARED BY: Lori Strand, Assistant City Attorney DATE: December 18, 2014

32 Pursuant to Section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the office of
33 the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed
34 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to
35 § 3.2.6 of the Charter.

36 D. Scott Martinez, Denver City Attorney

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