

BY AUTHORITY

ORDINANCE NO. _____
SERIES OF 2016

COUNCIL BILL NO. CB16-0442
COMMITTEE OF REFERENCE:
Neighborhoods & Planning

A BILL

For an ordinance changing the zoning classification for 3515 S. Tamarac Dr., 3525 S. Tamarac Dr., 3535 S. Tamarac Dr., and 3545 S. Tamarac Dr.

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 S-MX-3 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 B-1 and B-3.
2. That the Owner proposes that the land area hereinafter described be changed to S-MX-3.

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 B-1 and B-3 to S-MX-3:

Legal Description

A PARCEL OF LAND BEING A PART OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE 6 TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 4, AND CONSIDERING THE NORTH LINE OF SAID NORTHWEST QUARTER TO BEAR NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, AS SHOWN HEREON; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1326.64 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 4, SAID POINT ALSO BEING ON THE NORTHERLY EXTENSION OF THE WESTERLY RIGHT-OF-WAY OF SOUTH TAMARAC DRIVE; THENCE SOUTH 00 DEGREES 46 MINUTES 02 SECONDS WEST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER AND ALONG SAID WESTERLY

1 RIGHT-OF-WAY EXTENSION, A DISTANCE OF 70.01 FEET TO THE SOUTHERLY
2 RIGHT-OF-WAY LINE OF HAMPDEN AVENUE AS DESCRIBED IN THE OFFICE OF
3 THE CITY AND COUNTY OF DENVER RECORDS IN DEED RECORDED IN BOOK
4 1214 AT PAGE 371; THENCE CONTINUING SOUTH 00 DEGREES 46 MINUTES 02
5 SECONDS WEST ALONG SAID EAST LINE OF THE NORTHWEST QUARTER OF
6 THE NORTHWEST QUARTER AND THE WESTERLY RIGHT-OF-WAY OF SAID
7 SOUTH TAMARAC DRIVE, A DISTANCE OF 537.28 FEET; THENCE NORTH 89
8 DEGREES 56 MINUTES 34 SECONDS WEST, A DISTANCE OF 150.01 FEET; THENCE
9 NORTH 00 DEGREES 46 MINUTES 02 SECONDS EAST A DISTANCE OF 379.88 FEET;
10 THENCE NORTH 44 DEGREES 33 MINUTES 48 SECONDS WEST, A DISTANCE OF 52.00
11 FEET; THENCE NORTH 00 DEGREES 46 MINUTES 02 SECONDS EAST, A DISTANCE
12 OF 120.20 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID
13 HAMPDEN AVENUE; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST,
14 ALONG SAID SOUTHERLY RIGH-OF-WAY LINE, A DISTANCE OF 187.00 FEET TO THE
15 POINT OF BEGINNING

16
17 in addition thereto those portions of all abutting public rights-of-way, but only to the centerline
18 thereof, which are immediately adjacent to the aforesaid specifically described area.

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

21 COMMITTEE APPROVAL DATE: June 22, 2016

22 MAYOR-COUNCIL DATE: June 28, 2016

23 PASSED BY THE COUNCIL: _____, 2016

24 _____ - PRESIDENT

25 APPROVED: _____ - MAYOR _____, 2016

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

29 NOTICE PUBLISHED IN THE DAILY JOURNAL: _____, 2016; _____,

30 2016

31 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: July 7, 2016

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33 Pursuant to Section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the office of
34 the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed
35 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to
36 § 3.2.6 of the Charter.

37
38 Denver City Attorney

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40 BY: _____, Assistant City Attorney DATE: _____, 2016