

BY AUTHORITY

ORDINANCE NO. 655

COUNCIL BILL NO. 641

SERIES OF 1986

COMMITTEE OF REFERENCE:

~~ZONING, PLANNING~~

~~LAND USE~~

A B I L L

FOR AN ORDINANCE RELATING TO ZONING, CHANGING THE ZONING CLASSIFICATION FOR A SPECIFICALLY DESCRIBED AREA, GENERALLY DESCRIBED AS APPROXIMATELY 4000-4300 COLORADO BOULEVARD, RECITING CERTAIN WAIVERS PROPOSED BY THE OWNER/APPLICANT FOR THE ZONING CLASSIFICATION, RECITING CERTAIN REASONABLE CONDITIONS APPROVED BY THE OWNER/APPLICANT FOR THE ZONING CLASSIFICATION AND PROVIDING FOR A RECORDATION OF THIS ORDINANCE.

BE IT ENACTED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER:

Section 1. That upon consideration for a change in the zoning of the land area hereinafter described, Council finds:

1. That the land area hereinafter described is presently classified as a part of the O-1 District;

2. That the owner/applicant proposes that the land area hereinafter described be changed to B-3 with waivers and reasonable conditions which it has approved;

3. That in its application the owner/applicant has represented that if the zoning classification is changed pursuant to its application, the owner/applicant will and hereby does waive the right to use or occupy the land area hereinafter described, or use, occupy or erect thereon any structure or structures designed, erected, altered, used or occupied for the following uses by right, as enumerated in section 59-307(1) of the Denver Revised Municipal Code:

(a) Automatic indoor archery lanes;

(b) Automatic indoor trapshooting limited to non-solid projecting discharge from a piece no larger in size than twenty-two (22) caliber;

(c) Book store, adult;

(d) Eating place with adult amusement or entertainment;

124 471

- (e) Food locker plant;
- (f) Photo studio, adult; and
- (g) Theater, adult.

4. That the owner/applicant approves and agrees to the following reasonable conditions to the requested change of zoning classification:

(a) There shall be a minimum 10 foot landscaped setback for structures and parking areas along the Colorado Boulevard frontage. This setback may contain landscaped berms up to 3 feet in height to screen the parking lots. A minimum 10 feet landscaped setback shall be provided along all other roadways.

(b) Parking lot lighting will be downward directed and light poles will be no more than 35 feet in height. Parking lot landscaping regulations shall be in effect regardless of the number of spaces provided.

(c) Exterior construction materials shall be limited to brick, masonry and/or precast concrete panels in combination with metal/glass storefront construction. All building walls and roofing materials will be predominantly muted earth tone colors/finishes. No mirror glass materials will be utilized.

(d) Tenant signage will be designed as an integral part of the overall architecture. The colors, materials and lighting will be complimentary to the design of the structure. Individual tenant's graphics, logos, type styles, etc., will be controlled by property owner/manager review. Wall signs will be placed within a sign band located in the top third of the building elevations. No more than two ground signs for joint identification shall be permitted for all retail uses. Said signs for joint identification shall be permitted for all retail uses. Said signs may be located within the landscaped setback areas subject to traffic safety restrictions. Said signs shall be no higher than 32 feet, may be illuminated and shall have no more

sign area than 100 square feet per side. Ground signs in the industrial area shall be no higher than 15 feet.

(e) Any proposed public street shall be dedicated in its entirety by subdivision plat prior to the approval of any development plan. Such dedication may require the consent and cooperation of the affected owner(s) of property adjacent to the B-3 and I-0 zones.

(f) No less than 15% of the property shall be unobstructed open space. This area calculation can contain land utilized for setbacks from roadways and landscaped islands within parking areas.

Section 2. That the zoning classification of the land area in the City and County of Denver described as follows or included within the following boundaries shall be and hereby is changed from O-1 to B-3 with certain waivers which waivers are set forth in Subsection 3 of Section 1 hereof and with certain reasonable conditions approved by the owner/applicant which reasonable conditions are set forth in Subsection 4 of Section 1 hereof:

Part of the Southwest quarter of Section 19, Township 3 South, Range 67 West of the 6th Principal Meridian, being more particularly described as follows:  
COMMENCING at the Northwest corner of the Southwest quarter of said Section 19,  
thence Southerly along the west line of said Southwest quarter 1411.31 (measured 1410.61 feet) to a point which is 88.06 feet Southerly from the Southwest corner of the Northwest quarter of said Southwest quarter of Section 19:  
thence on an angle to the left of 90°00'00" a distance of 60 feet to the POINT OF BEGINNING;  
thence on an angle to the left of 90°00'00" a distance of 926.61 feet;  
thence on an angle to the right of 4°29'28" a distance of 255.39 feet;  
thence on an angle to the right of 38°31'55" a distance of 29.31 feet;  
thence on an angle to the right of 38°29'03" a distance of 253.44 feet;  
thence on an angle to the right of 4°31'34" a distance of 290.04 feet;  
thence on an angle to the right of 93° 58'00" a distance of 1080.14 feet;  
thence on an angle to the right of 90°00'00" a distance of 225.00 feet;  
thence on an angle to the left of 90°00'00" a distance of 115.00 feet;  
thence on an angle to the right of 90°00'00" a distance of 290.00 feet;  
thence on an angle to the left of 45°00'00" (measured 45°00'13") a distance of 91.92 feet to the POINT OF BEGINNING.

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

Section 3. That the foregoing change in zoning classification is based upon the representations by the owner/applicant that it will waive those certain rights available to it and, in lieu thereof, agree to certain limitations which limitations are set forth in Subsection 3 of Section 1 hereof, and is also based upon the reasonable conditions approved by the owner/applicant which reasonable conditions are set forth in Subsection 4 of Section 1 hereof; and no permit shall be issued except in strict compliance with the aforesaid waiver and the aforesaid reasonable conditions. Said waivers and said reasonable conditions shall be binding upon the owner/applicant for the change in zoning classification and shall be binding upon all successors and assigns of said owner/applicant, who along with said owner/applicant shall be deemed to have waived all objections as to the constitutionality of the aforesaid waivers and the aforesaid reasonable conditions.

Section 4. That this Ordinance shall be recorded by the Department of Zoning Administration among the records of the Clerk and Recorder of the City and County of Denver.

PASSED By The Council October 6, 1986

William A. Schuttler - President

APPROVED: Jedeno Pena - Mayor 0 2 7 1986

ATTEST: [Signature] - Clerk and Recorder,  
Ex-Officio Clerk of the  
City and County of Denver

PUBLISHED IN The Daily Journal Sept. 12, 1986 Oct. 14, 1986

PREPARED By: Daniel B. Slattery, Ass't City Atty., 9/4/86

REVIEWED By: Camelia Wells - City Attorney 9/4 1986

SPONSORED By Council Member(s): \_\_\_\_\_



# The Daily Journal

F.W. DODGE DIVISION  
 McGraw-Hill Information Systems  
 Company  
 A Division of McGraw-Hill Inc  
**Publisher's Affidavit**  
 STATE OF COLORADO  
 City and County of Denver

**Bertil Ljung** of the City and County of Denver, State of Colorado, being duly sworn, upon oath say that I am the legal editor of The Daily Journal, that I have personal knowledge of all the facts set forth in this affidavit, that said The Daily Journal is a public daily newspaper of general circulation having its principal office and place of business situated in said City and County of Denver, that said The Daily Journal is printed and published daily except Saturdays, Sundays and legal holidays, that said The Daily Journal is a daily newspaper within the meaning of the act of the General Assembly of the State of Colorado, approved April 7, 1921 and entitled "An Act Concerning Legal Notices, Advertisements and Publications, and the Fees of Printers and Publishers Thereof, and to Repeal All Acts and Parts of Acts in Conflict with the Provisions of This Act" and as amended by an act of said General Assembly, entitled, "An Act to Amend An Act Entitled 'An Act Concerning Legal Notices, Advertisements and Publications and the Fees of Printers and Publishers Thereof and to Repeal All Acts and Parts of Acts in Conflict with the Provisions of this Act', approved March 30, 1923, and as amended by an act of said General Assembly, approved May 18, 1931, entitled, "An Act to Amend Section 4 of Chapter 139, Session Laws of Colorado, 1923, Relating to Legal Notices and Advertisements," which said Act took effect on and after the first day of January, 1932, and as amended by an act of said General Assembly, entitled, "An Act to Amend Chapter 139 of the Session Laws of 1923 Relating to Legal Notices and Advertisements, to Define Newspapers Qualified to Publish Legal Notices and Advertisements and the Fees of Printers and Publishers Thereof, and to Provide That the Costs of Such Legal Notices and Advertisements Shall Be Taxed as Fees," approved March 5, 1935, and as amended by an act of said General Assembly, entitled, "An Act Relating to Legal Notices and Advertisements and Amending Section 1, of Chapter 113, Session Laws of 1931, approved March 25, 1935, and 'An Act to Amend and as Amended by the General Assembly, concerning Rates for Legal Publications, 109-1-7 C.R.S. 1963 as amended, approved May 22, 1971, and effective January 1, 1972. That said newspaper had, prior to January 1, 1936, and has ever since said date, been admitted to the United States Mails as second class matter under the provisions of the Act of March 3, 1879, or any amendments thereof, that said newspaper is printed and published in whole in said City and County of Denver and has a general circulation therein, that said newspaper has been so printed and published as a public daily newspaper of general circulation in said City and County of Denver, uninterruptedly and continuously during the period of more than fifty-two consecutive weeks next prior to the first issue thereof containing the annexed legal notice and advertisement, that said legal notice and advertisement was published daily except Saturdays, Sundays and legal holidays in the regular edition of said newspaper for

One consecutive days, that the first publication of said legal notice and advertisement appeared in the regular edition of said

newspaper on the 12th day of

September, A.D. 1986, that the last publication of said legal notice and advertisement appeared in the regular edition of said newspaper on the

12th day of

September, A.D. 1986, and that, therefore, said legal notice and advertisement was duly published in a newspaper duly qualified for that purpose within the meaning of said above-mentioned acts of the General Assembly of the State of Colorado

*Bertil Ljung*  
 Subscribed and sworn to, at the City and County of Denver, State of Colorado, before

me a Notary Public, this 12th day of

September, A.D. 1986

Witness my hand and notarial seal

*Robert E. Parson*  
 Notary Public

101 University Blvd. #260  
 Denver, Colorado 80206

My Commission Expires Dec. 18, 1989

structure or structures designed, erected, altered, used or occupied for the following uses by right, as enumerated in Section 59-307(l) of the Denver Revised Municipal Code:

- (a) Automatic indoor archery lanes;
- (b) Automatic indoor trapshooting limited to non-solid projecting discharge from a piece no larger in size than twenty-two (22) caliber;
- (c) Book store, adult;
- (d) Eating place with adult amusement or entertainment;
- (e) Food locker plant;
- (f) Photo studio, adult; and
- (g) Theater, adult.

4. That the owner/applicant approves and agrees to the following reasonable conditions to the requested change of zoning classification:

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(b) Parking lot lighting will be downward directed and light poles will be no more than 35 feet in height. Parking lot landscaping regulations shall be in effect regardless of the number of spaces provided.

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(e) Any proposed public street shall be dedicated in its entirety by subdivision plat prior to the approval of any development plan. Such dedication may require the consent and cooperation of the affected owner(s) of property adjacent to the B-3 and I-0 zones.

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Section 2. That the zoning classification of the land area in the City and County of Denver described as follows or included within the following boundaries shall be and hereby is changed from O-1 to B-3 with certain waivers which waivers are set forth in Subsection 3 of Section 1 hereof and with certain reasonable conditions approved by the owner/applicant which reasonable conditions are set forth in Subsection 4 of Section 1 hereof:

Part of the Southwest quarter of Section 19, Township 3 South, Range 67 West of the 6th Principal Meridian, being more particularly described as follows:

COMMENCING at the Northwest corner of the Southwest quarter of said Section 19,

thence Southerly along the west line of said Southwest quarter 1411.31 (measured 1410.61 feet) to a point which is 88.08 feet Southerly from the Southwest corner of the Northwest quarter of said Southwest quarter of Section 19;

thence on an angle to the left of 90°00'00" a distance of 60 feet to the POINT OF BEGINNING;

thence on an angle to the left of 90°00'00" a distance of 926.61 feet;

thence on an angle to the right of 4°29'28" a distance of 255.39 feet;

thence on an angle to the right of 38°31'55" a distance of 29.31 feet;

thence on an angle to the right of 38°29'03" a distance of 253.44 feet;

thence on an angle to the right of 4°31'34" a distance of 290.04 feet;

thence on an angle to the right of 93°58'00" a distance of 1080.14 feet;

thence on an angle to the right of 90°00'00" a distance of 225.00 feet;

thence on an angle to the left of 90°00'00" a distance of 115.00 feet;

thence on an angle to the right of 90°00'00" a distance of 290.00 feet;

thence on an angle to the left of 45°00'00" (measured 45°00'13") a distance of 91.82 feet to the POINT OF BEGINNING.

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

Section 3. That the foregoing change in zoning classification is based upon the representations by the owner/applicant that it will waive those certain rights available to it and, in lieu thereof, agree to certain limitations which limitations are set forth in Subsection 3 of Section 1 hereof, and is also based upon the reasonable conditions approved by the owner/applicant which reasonable conditions are set forth in Subsection 4 of Section 1 hereof; and no permit shall be issued except in strict compliance with the aforesaid waiver and the aforesaid reasonable conditions. Said waivers and said reasonable conditions shall be binding upon the owner/applicant for the change in zoning classification and shall be binding upon all successors and assigns of said owner/applicant, who along with said owner/applicant shall be deemed to have waived all objections as to the constitutionality of the aforesaid waivers and the aforesaid reasonable conditions.

Section 4. That this Ordinance shall be recorded by the Department of Zoning Administration among the records of the Clerk and Recorder of the City and County of Denver. Published in The Daily Journal September 12, 1986

REVIEWED BY: PATRICIA WELLS, City Attorney 9-4-86.  
 PREPARED BY: DANIEL B. SLATTERY, Ass't. City Atty. 9-4-86.

### NOTICE OF PUBLIC HEARING RELATING TO ZONING Council Bill No. 641 Series of 1986

Notice is hereby given that on October 6, 1986, at 7:00 o'clock in the evening, or as soon thereafter as the calendar permits, in Room 450, City and County Building, Denver, Colorado, the Council of the City and County of Denver will hold a public hearing at which all interested persons and citizens will be given an opportunity to be heard concerning the following bill for an ordinance. All protests to the following bill and any withdrawals from said protests shall be filed with the City Council on or before and not later than twelve o'clock noon of the day which is seven days prior to said date set for the public hearing on the following bill for an ordinance:

BY AUTHORITY  
 COUNCIL BILL NO. 641, SERIES OF 1986. COMMITTEE OF REFERENCE: ZONING, PLANNING & LAND USE.

A BILL  
 FOR AN ORDINANCE RELATING TO ZONING, CHANGING THE ZONING CLASSIFICATION FOR A SPECIFICALLY DESCRIBED AREA, GENERALLY DESCRIBED AS APPROXIMATELY 4000-4300 COLORADO BOULEVARD RECITING CERTAIN WAIVERS PROPOSED BY THE OWNER/APPLICANT FOR THE ZONING CLASSIFICATION, RECITING CERTAIN REASONABLE CONDITIONS APPROVED BY THE OWNER/APPLICANT FOR THE ZONING CLASSIFICATION AND PROVIDING FOR A RECORDATION OF THIS ORDINANCE.

BE IT ENACTED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER:

Section 1. That upon consideration for a change in the zoning of the land area hereinafter described, Council finds:

1. That the land area hereinafter described is presently classified as a part of the O-1 District;

2. That the owner/applicant proposes that the land area hereinafter described be changed to B-3 with waivers and reasonable conditions which it has approved;

3. That in its application the owner/applicant has represented that if the zoning classification is changed pursuant to its application, the owner/applicant will and hereby does waive the right to use or occupy the land area hereinafter described, or use, occupy or erect thereon any

# The Daily Journal

F.W. DODGE DIVISION  
 McGraw-Hill Information Systems  
 Company  
 A Division of McGraw-Hill Inc  
**Publisher's Affidavit**  
 STATE OF COLORADO  
 City and County of Denver } ss

**Bertil Ljung**

I, Bertil Ljung, of the City and County of Denver, State of Colorado, being duly sworn, upon oath say that I am the legal editor of The Daily Journal, that I have personal knowledge of all the facts set forth in this affidavit, that said The Daily Journal is a public daily newspaper of general circulation having its principal office and place of business situated in said City and County of Denver, that said The Daily Journal is printed and published daily except Saturdays, Sundays and legal holidays, that said The Daily Journal is a daily newspaper within the meaning of the act of the General Assembly of the State of Colorado, approved April 7 1921 and entitled "An Act Concerning Legal Notices, Advertisements and Publications and the Fees of Printers and Publishers Thereof, and to Repeal All Acts and Parts of Acts in Conflict with the Provisions of This Act," and as amended by an act of said General Assembly entitled, "An Act to Amend An Act Entitled 'An Act Concerning Legal Notices, Advertisements and Publications and the Fees of Printers and Publishers Thereof and to Repeal All Acts and Parts of Acts in Conflict with the Provisions of This Act,'" approved March 30, 1923, and as amended by an act of said General Assembly, approved May 18, 1931, entitled, "An Act to Amend Section 4 of Chapter 139, Session Laws of Colorado, 1923, Relating to Legal Notices and Advertisements," which said Act took effect on and after the first day of January, 1932, and as amended by an act of said General Assembly entitled, "An Act to Amend Chapter 139 of the Session Laws of 1923 Relating to Legal Notices and Advertisements, to Define Newspapers Qualified to Publish Legal Notices and Advertisements and the Fees of Printers and Publishers Thereof, and to Provide That the Costs of Such Legal Notices and Advertisements Shall Be Taxed as Fees," approved March 5, 1935, and as amended by an act of said General Assembly entitled, "An Act Relating to Legal Notices and Advertisements and Amending Section 1, of Chapter 113, Session Laws of 1931, approved March 25, 1935, and, An Act to Amend and as Amended by the General Assembly concerning Rates for Legal Publications, 109-1-7 C.R.S. 1963 as amended, approved May 22, 1971, and effective January 1, 1972. That said newspaper had, prior to January 1, 1936 and has ever since said date been admitted to the United States Mails as second class matter under the provisions of the Act of March 3, 1879, or any amendments thereof, that said newspaper is printed and published in whole in said City and County of Denver and has a general circulation therein, that said newspaper has been so printed and published as a public daily newspaper of general circulation in said City and County of Denver uninterruptedly and continuously during the period of more than fifty-two consecutive weeks next prior to the first issue thereof containing the annexed legal notice and advertisement, that said legal notice and advertisement was published daily except Saturdays, Sundays and legal holidays in the regular edition of said newspaper for

One consecutive days that the first publication of said legal notice and advertisement appeared in the regular edition of said newspaper on the 14th day of October, A.D. 19 86, that the last publication of said legal notice and advertisement appeared in the regular edition of said newspaper on the 14th day of October, A.D. 19 86, and that therefore said legal notice and advertisement was duly published in a newspaper duly qualified for that purpose within the meaning of said above-mentioned acts of the General Assembly of the State of Colorado

Witness my hand and notarial seal

*Roger E. Parcell*  
 Notary Public  
 101 University Blvd. #260  
 Denver, Colorado 80206  
 My Commission Expires Dec. 18, 1989

Subscribed and sworn to at the City and County of Denver, State of Colorado, before me, a Notary Public, this 14th day of October, A.D. 19 86.

Witness my hand and notarial seal

*Roger E. Parcell*  
 Notary Public  
 101 University Blvd. #260  
 Denver, Colorado 80206  
 My Commission Expires Dec. 18, 1989

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Section 4. That this Ordinance shall be recorded by the Department of Zoning Administration among the records of the Clerk and Recorder of the City and County of Denver.

Passed by the Council October 6, 1986. WILLIAM SCHEITLER, President. Approved: FEDERICO PENA, Mayor, October 7, 1986. Attest: FELICIA MUFTIC, Clerk and Recorder, Ex-Officio Clerk of the City and County of Denver (Seal)

Published in The Daily Journal Sept. 12, 1986 and Oct. 14, 1986. REVIEWED BY: PATRICIA WELLS, City Attorney, 9-4-86. PREPARED BY: DANIEL B. SLATTERY, Ass't. City Atty. 9-4-86.

**BY AUTHORITY**  
**ORDINANCE NO. 655**  
**COUNCIL BILL NO. 641, SERIES OF 1986. COMMITTEE OF REFERENCE: ZONING, PLANNING & LAND USE.**

**A BILL**  
**FOR AN ORDINANCE RELATING TO ZONING, CHANGING THE ZONING CLASSIFICATION FOR A SPECIFICALLY DESCRIBED AREA, GENERALLY DESCRIBED AS APPROXIMATELY 4000-4300 COLORADO BOULEVARD RECITING CERTAIN WAIVERS PROPOSED BY THE OWNER/APPLICANT FOR THE ZONING CLASSIFICATION, RECITING CERTAIN REASONABLE CONDITIONS APPROVED BY THE OWNER/APPLICANT FOR THE ZONING CLASSIFICATION AND PROVIDING FOR A RECORDATION OF THIS ORDINANCE.**

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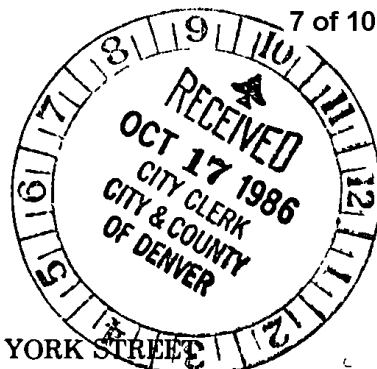


FEDERICO PEÑA  
Mayor

# CITY AND COUNTY OF DENVER

DEPARTMENT OF ZONING ADMINISTRATION

3840 - H YORK STREET  
DENVER, COLORADO 80205  
PHONE 575-2191



635

## BOARD OF COUNCILMEN

### MAP AMENDMENT FINDINGS

C.B. NO. 641 and 642

APPLICATION NO. 3730 (Revised)

APPLICANT:  
Cook Inlet Region, Inc.

INTEREST OWNER  
ADDRESS: 2525 "C" Street, Suite 500  
P.O. Drawer 4-N2  
Anchorage, AK 99509

OTHER PERSONS, FIRMS OR  
CORPORATIONS REPRESENTED BY APPLICANT:  
Same as applicant

INTEREST OWNER  
ADDRESS: Correspondence addressed to:  
c/o Denver consultants:  
Robert Yeager,  
Ross Consulting Group  
707 17th, Suite #2100  
Denver, CO 80202

LOCATION OF PROPOSED CHANGE: Approx. 4000-4300 South Colorado Boulevard

LEGAL DESCRIPTION OF PROPERTY: see attached

AREA OF SUBJECT PROPERTY (SQUARE FEET OR ACRES): 35.22 acres

PRESENT ZONE: O-1

PROPOSED ZONE:  
(C.B. #641: B-3 waivers & conditions.)  
(C.B. #642: I-0 conditions.)

DATE OF PUBLIC HEARING: 10-6-86

FINDINGS OF FACT AND CONCLUSION: Both C.B.'s recommended by the Planning Office be approved. The B-3 with waivers and conditions would bring a much needed supermarket and retail shops for this area. Also, the I-0 with conditions would address the need for Denver to develop new industrial uses in the inner-city. The conditions on both C.B.'s is for extensive landscaping be provided. Passed 12-0.

DATE OF DISPOSITION: October 6, 1986

DISPOSITION: Passed.

William G. Schuttler 10/16/86  
PRESIDENT OF CITY COUNCIL DATE

O.A ZA(1/86)

EXHIBIT B (APPL #12)  
LEGAL DESCRIPTION OF PROPOSED ZONE DISTRICT I-0 with Conditions  
FORMER MINT SITE  
JULY 1986

A parcel of Land in the State of Colorado, City and County of Denver.  
Described as:

Part of the Southwest quarter of Section 19, Township 3 South, Range 67 West, of the 6th Principal Meridian, being more particularly described as follows:

COMMENCING at the Northwest corner of the Southwest quarter of said Section 19,  
thence Southerly along the west line of said Southwest quarter 1411.31 feet (measured 1410.61 feet) to a point which is 88.06 feet Southerly from the Southwest corner of the Northwest quarter of said Southwest quarter of Section 19;  
thence on an angle to the left of 90°00'00" a distance of 60 feet;  
thence on an angle to the left of 45°00'00" (measured 44°59'47") a distance of 91.92 feet;  
thence on an angle to the right of 45°00'00" (measured 45°00'13") a distance of 290.00 feet;  
thence on an angle to the left of 90°00'00" a distance of 115.00 feet;  
thence on an angle to the right of 90°00'00" a distance of 225.00 feet, to the POINT OF BEGINNING;  
thence on an angle to the left of 90°00'00" a distance of 1080.14 feet;  
thence on an angle to the right of 86°00'02" a distance of 314.25 feet;  
thence along a curve to the right having a radius of 5599.65 feet and a central angle of 4°58'52" and arc distance of 486.82 feet to a point of tangent;  
thence on an angle to the right of 88°59'08" from said tangent a distance of 1114.42 feet;  
thence on an angle to the right of 90°00'00" W a distance of 800.00 feet, more or less to the POINT OF BEGINNING.

The above described parcel contains 20.27 acres, more or less.





FEDERICO PEÑA  
Mayor

## CITY AND COUNTY OF DENVER

DEPARTMENT OF LAW  
STEPHEN H. KAPLAN  
CITY ATTORNEY

OFFICE OF CITY ATTORNEY  
ROOM 353  
CITY AND COUNTY BUILDING  
DENVER, COLORADO 80202  
PHONE (303) 575-2665

September 4, 1986

### MEMORANDUM

TO: Hon. William A. Scheitler  
President  
Denver City Council

FROM: Stephen H. Kaplan *SK*  
City Attorney

BY: Daniel B. Slattery *DBS*  
Assistant City Attorney

SUBJECT: Zoning App. #3730 Revised - rezoning approximately  
4000-4300 Colorado Blvd., reciting certain  
waivers and conditions approved by the  
owner/applicant and providing for a  
recodation of this ordinance.

Attached hereto is a Bill for an Ordinance relating to zoning, changing the zoning classification for a specifically described area, generally located at approximately 4000-4300 Colorado Blvd., from O-1 to B-3, with certain waivers and conditions which the owner/applicant has approved.

Pursuant to Section 13-12. of the Revised Municipal Code, this proposed ordinance has been reviewed by the Office of the City Attorney. We find no irregularity in form, and we have no legal objection to this proposed ordinance.

This Bill was prepared by this office at the request of the Department of Zoning Administration. It was discussed and authorized for filing at the Mayor-Council meeting of Tuesday, September 2, 1986.

Attachments

jpk

Ordinance No. 655 Series 19 86

Councilman's Bill No. 641

Meeting Date 9/8, 1986

Read in full to the Board of Councilmen and referred to the Committee on

ZONING, PLANNING  
8 LAND USE

Committee report adopted and bill ordered published:

Meeting Date 9-8, 1986

Read by title and passed.

Meeting Date 10-6-, 1986

#00036501-10/17/86 12:44 PM REAL ESTATE RECORDS  
F0049 FELICIA MUFTIC DENVER COUNTY CO RECORDER

MISC 1 .00