

**BY AUTHORITY**

ORDINANCE NO. \_\_\_\_\_  
SERIES OF 2012

COUNCIL BILL NO. CB12-0463  
COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

**A BILL**

**For an ordinance changing the zoning classification for property located at approximately 5001 Willow 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 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 M-RH-3.
2. That the Owner proposes that the land area hereinafter described be changed to M-RX-5.

**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 M-RH-3 TO M-RX-5.

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**MRH-3 AREA**

A PARCEL OF LAND BEING A PART OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING AT THE CENTER QUARTER CORNER SAID SECTION 16, THENCE NORTH 61°05'39" WEST, A DISTANCE OF 380.01 FEET TO THE POINT OF BEGINNING:**

THENCE NORTHEASTERLY ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 22°52'27", A RADIUS OF 530.00 FEET, AN ARC LENGTH OF 211.59 FEET, WHOSE CHORD BEARS NORTH 69°24'26" EAST, A DISTANCE OF 210.19 FEET;

THENCE NORTH 80°50'40" EAST, A DISTANCE OF 691.96 FEET TO A POINT OF CURVE;

THENCE SOUTHEASTERLY ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 36°01'06", A RADIUS OF 1,200.00 FEET, AND AN ARC LENGTH OF 754.37 FEET;

THENCE SOUTH 63°08'14" EAST, A DISTANCE OF 602.13 FEET TO A POINT OF CURVE;

THENCE SOUTHEASTERLY ALONG THE ARC OF A TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 09°44'44", A RADIUS OF 1,200.00 FEET, AND AN ARC LENGTH OF 204.11 FEET;

THENCE SOUTH 17°07'02" WEST, A DISTANCE OF 61.30 FEET;

THENCE SOUTH 89°55'31" WEST, A DISTANCE OF 1,630.24 FEET;

THENCE NORTH 85°14'10" WEST, A DISTANCE OF 134.32 FEET;

THENCE NORTH 77°54'18" WEST, A DISTANCE OF 106.48 FEET;

THENCE NORTH 73°48'39" WEST, A DISTANCE OF 120.03 FEET;

THENCE NORTH 62°01'14" WEST, A DISTANCE OF 134.73 FEET;

THENCE NORTH 49°45'49" WEST, A DISTANCE OF 126.64 FEET;

THENCE NORTH 43°47'49" WEST, A DISTANCE OF 176.43 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINS 858,180 SQUARE FEET OR 19.7011 ACRES OF LAND, MORE OR LESS AND IS GRAPHICALLY DEPICTED ON THE ATTACHED EXHIBIT "A" AS AN AID IN INTERPRETING THE WRITTEN DOCUMENT.

BEARINGS USED HEREIN ARE BASED ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6<sup>TH</sup> P.M. BEING MONUMENTED AT BOTH ENDS BY A 3.25 INCH ALUMINUM CAP STAMPED "URS CORP PLS 20683" AND IS ASSUMED TO BEAR SOUTH 00°40'40" EAST.

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

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

5 COMMITTEE APPROVAL DATE: June 12, 2012

6 MAYOR-COUNCIL DATE: June 19, 2012

7 PASSED BY THE COUNCIL: \_\_\_\_\_, 2012

8 \_\_\_\_\_ - PRESIDENT

9 APPROVED: \_\_\_\_\_ - MAYOR \_\_\_\_\_, 2012

10 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
11 EX-OFFICIO CLERK OF THE  
12 CITY AND COUNTY OF DENVER

13 NOTICE PUBLISHED IN THE DAILY JOURNAL: \_\_\_\_\_, 2012; \_\_\_\_\_, 2012

14 PREPARED BY: Brent A. Eisen, Assistant City Attorney DATE: June 21, 2012

15 Pursuant to section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the office of  
16 the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed  
17 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to  
18 § 3.2.6 of the Charter.

19 Douglas J. Friednash, Denver City Attorney

20 BY: \_\_\_\_\_, Assistant City Attorney DATE: \_\_\_\_\_, 2012