

BY AUTHORITY

ORDINANCE NO. _____
SERIES OF 2016

COUNCIL BILL NO. CB16-0599
COMMITTEE OF REFERENCE:
Land Use, Transportation & Infrastructure

A BILL

For an ordinance changing the zoning classification for 17670 E. 64th Avenue and 6203 Panasonic Way.

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-MX12A, AIO, DO-6, 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 C-MU-20 with waivers and conditions, AIO, DO-6 and C-MU-30 with waivers and conditions, UO-1, AIO, DO-6.

2. That the Owner proposes that the land area hereinafter described be changed to S-MX-12A, AIO, DO-6.

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 C-MU-20 with waivers and conditions, AIO, DO-6 to S-MX-12A, AIO, DO-6:

PROPERTY DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THAT PROPERTY DESCRIBED UNDER RECEPTION NUMBER 2012179295 IN THE OFFICES OF THE DENVER COUNTY CLERK AND RECORDER, LOCATED IN THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 9, 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:

BASIS OF BEARINGS: THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4” ALUMINUM CAP STAMPED: LS 20699

1 AT THE NORTH ONE-QUARTER CORNER AND A 3-1/4" ALUMINUM CAP STAMPED: LS 13239
2 AT THE CENTER NORTH ONE-SIXTEENTH CORNER, BEING ASSUMED TO BEAR S00°21'23"E A
3 DISTANCE OF 1324.86 FEET.

4 **COMMENCING** AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 9;
5 THENCE ON THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-
6 QUARTER OF SAID SECTION 9, S00°21'23"E, A DISTANCE OF 30.00 FEET, TO A POINT ON THE
7 SOUTHERLY RIGHT-OF-WAY LINE OF 64TH AVENUE, SAID POINT BEING THE **POINT OF**
8 **BEGINNING**;

9 THENCE CONTINUING ON SAID EAST LINE, S00°21'23"E A DISTANCE OF 651.44 FEET;
10 THENCE N89°52'28"W A DISTANCE OF 636.03 FEET, TO A POINT ON THE WESTERLY LINE OF
11 SAID PROPERTY DESCRIBED UNDER RECEPTION NO. 2012179295;

12 THENCE ON SAID WESTERLY LINE, N00°16'33"E A DISTANCE OF 651.66 FEET, TO A POINT ON
13 THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID 64TH AVENUE;

14 THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, S89°51'09"E A DISTANCE OF 628.84
15 FEET, TO THE **POINT OF BEGINNING**.

16 CONTAINING A CALCULATED AREA OF 412,053 SQUARE FEET OR 9.4594 ACRES.

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

19
20 **Section 3.** That the zoning classification of the land area in the City and County of Denver
21 described as follows shall be and hereby is changed from C-MU-30 with waivers and conditions,
22 UO-1, AIO, DO-6 to S-MX-12A, AIO, DO-6:

23 **PROPERTY DESCRIPTION**

24 A PARCEL OF LAND BEING A PORTION OF THAT PROPERTY DESCRIBED UNDER
25 RECEPTION NUMBER 2012179295 IN THE OFFICES OF THE DENVER COUNTY CLERK
26 AND RECORDER, LOCATED IN THE NORTHEAST ONE-QUARTER OF THE NORTHWEST
27 ONE-QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH
28 PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING
29 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

30 BASIS OF BEARINGS: THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF THE
31 NORTHWEST ONE-QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF
32 THE 6TH PRINCIPAL MERIDIAN MONUMENTED BY A 3-1/4" ALUMINUM CAP
33 STAMPED: LS 20699 AT THE NORTH ONE- QUARTER CORNER AND A 3-1/4"
34 ALUMINUM CAP STAMPED: LS 13239 AT THE CENTER NORTH ONE- SIXTEENTH
35 CORNER, BEING ASSUMED TO BEAR S00°21'23"E A DISTANCE OF 1324.86 FEET.

36 **COMMENCING** AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 9;
37 THENCE ON THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF THE
38 NORTHWEST ONE- QUARTER OF SAID SECTION 9, S00°21'23"E, A DISTANCE OF
39 954.75 FEET; TO THE **POINT OF BEGINNING**;

40 THENCE CONTINUING ON SAID EAST LINE S00°21'23"E, A DISTANCE OF 145.46 FEET,
41 TO A POINT OF NON-TANGENT CURVE;

1 THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S67°42'13"E,
2 HAVING A RADIUS OF 335.00 FEET, A CENTRAL ANGLE OF 22°10'15" AND AN ARC
3 LENGTH OF 129.63 FEET, TO A POINT OF TANGENT;
4 THENCE S00°07'32"W A DISTANCE OF 98.21 FEET, TO A POINT ON THE SOUTH LINE OF
5 THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 9;
6 THENCE ON SAID SOUTH LINE, N89°51'57"W A DISTANCE OF 616.47 FEET, TO A
7 POINT ON THE WESTERLY LINE OF SAID PROPERTY DESCRIBED UNDER
8 RECEPTION NUMBER 2012179295;
9 THENCE ON SAID WESTERLY LINE, N00°16'33"E A DISTANCE OF
10 370.00 FEET; THENCE S89°52'28"E A DISTANCE OF 639.04 FEET, TO THE

11 **POINT OF BEGINNING.** CONTAINING A CALCULATED AREA
12 OF 232,479 SQUARE FEET OR 5.3370 ACRES.

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

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

17 COMMITTEE APPROVAL DATE: August 23, 2016

18 MAYOR-COUNCIL DATE: August 30, 2016

19 PASSED BY THE COUNCIL: _____

20 _____ - PRESIDENT

21 APPROVED: _____ - MAYOR _____

22 ATTEST: _____ - CLERK AND RECORDER,
23 EX-OFFICIO CLERK OF THE
24 CITY AND COUNTY OF DENVER

25 NOTICE PUBLISHED IN THE DAILY JOURNAL: _____;

26 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: September 8, 2016

27 Pursuant to Section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the office of
28 the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed
29 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to
30 § 3.2.6 of the Charter.

31 Denver City Attorney

32 BY: _____, Assistant City Attorney DATE: _____