

BY AUTHORITY

ORDINANCE NO. _____
SERIES OF 2014

COUNCIL BILL NO. CB14-0822
COMMITTEE OF REFERENCE:
Neighborhoods & Planning

A BILL

For an ordinance changing the zoning classification for 3301 – 3411 West Nevada Place.

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 12.4.10.8 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 E-MX-3 UO-1, UO-2.
2. That the Owner proposes that the land area hereinafter described be changed to E-RX-5 UO-1.

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 E-MX-3 UO-1, UO-2 to E-RX-5 UO-1:

A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, KNOWN AS LOTS 11 TO 44, INCLUSIVE, BLOCK 2, ADAMS PARK, EXCEPT THAT PORTION DESCRIBED IN QUIT CLAIM DEED RECORDED FEBRUARY 21, 1941 IN BOOK 444 AT PAGE 536 AND EXCEPT THAT PORTION CONVEYED BY RULE AND ORDER RECORDED MAY 11, 2000 AT RECEPTION NO. 2000066588, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 11, BLOCK 2, ADAMS PARK AS RECORDED UNDER CLERK AND RECORDER BOOK 19 AT PAGE 57, OF

1 THE CITY AND COUNTY OF DENVER, A #4 REBAR WITH ORANGE 1.5" PLASTIC
2 CAP STAMPED LS #9489 FROM WHENCE THE SOUTHWEST CORNER OF LOT 44, A
3 #4 REBAR WITH A 1.5" ALUMINUM CAP, ILLEGIBLE BEARS S 00°44'02" E,
4 WITH ALL BEARINGS HEREIN RELATIVE THERETO;

5
6 THENCE ALONG THE NORTH LINE OF SAID BLOCK 2, N 89°35'55" E, A DISTANCE OF 386.33
7 FEET;

8
9 THENCE S 51°06'13" E, A DISTANCE OF 19.95 FEET;

10
11 THENCE S 11°59'33" E, A DISTANCE OF 121.84 FEET;

12
13 THENCE S 00°41'43" E, A DISTANCE OF 96.00 FEET;

14
15 THENCE S 89°35'55" W, A DISTANCE OF 425.42 FEET;

16
17 THENCE N 00°44'02" W, A DISTANCE OF 228.00 FEET TO THE POINT OF BEGINNING.

18
19 CONTAINING: 95,186 SQUARE FEET, 2.185 ACRES OF LAND, MORE OF LESS.
20

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

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

25 COMMITTEE APPROVAL DATE: October 15, 2014.

26 MAYOR-COUNCIL DATE: October 21, 2014.

27 PASSED BY THE COUNCIL: _____, 2014

28 _____ - PRESIDENT

29 APPROVED: _____ - MAYOR _____, 2014

30 ATTEST: _____ - CLERK AND RECORDER,
31 EX-OFFICIO CLERK OF THE
32 CITY AND COUNTY OF DENVER

33 NOTICE PUBLISHED IN THE DAILY JOURNAL: _____, 2014; _____, 2014

34 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: October 16, 2014

35 Pursuant to Section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the office of
36 the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed
37 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to
38 § 3.2.6 of the Charter.

39 D. Scott Martinez, Denver City Attorney

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