

**BY AUTHORITY**

ORDINANCE NO. \_\_\_\_\_  
SERIES OF 2020

COUNCIL BILL NO. CB20-0610  
COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

**A BILL**

**For an ordinance changing the zoning classification for 14000 and 14422 East Andrews Drive, 14408, 14419 and 14421 East Elk Drive in Montbello.**

**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-RH-2.5 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:

- a. The land area hereinafter described is presently classified as S-SU-D.
- b. It is proposed that the land area hereinafter described be changed to S-RH-2.5.

**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 S-SU-D to S-RH-2.5:

THAT PORTION OF THE PARCEL DESCRIBED UNDER RECEPTION NO. 2015064245 IN THE RECORDS OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER AND LOCATED IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE 6TH P.M., AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: CONSIDERING THE 20-FOOT RANGE LINE LOCATED IN ELK DRIVE BETWEEN TOW FOUND 2.25 • DIAMETER ALUMINUM CAPS STAMPED LS 32439 IN RANGE BOXES TO BEAR N 68° 07' 19° E, 433.23 FEET, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO. BEGINNING AT SOUTHEAST CORNER OF LOT 26, BLOCK 6, THE VISTAS, AS RECORDED UNDER RECEPTION NO. 9700092855. SAID POINT OF BEGINNING ALSO BEING THE MOST SOUTHERLY CORNER OF THAT PARCEL OF LAND DESCRIBED IN DEED RECORDED AT RECEPTION NO. 2015064245 AND BEING ON THE NORTHWESTERLY RIGHT-OF-WAY OF ELK DRIVE; THENCE ALONG THE FOLLOWING FIVE (5) COURSES ALONG THE EASTERLY AND NORTHERLY BOUNDARIES OF SAID BLOCK 6, THE VISTAS;

1 1. THENCE N 21° 49' 47" W, 85.20 FEET;  
2 2. THENCE N 70° 45' 07" W, 86.07 FEET;  
3 3. THENCE N 68° 29' 28" W. 80.31 FEET:  
4 4. THENCE N 27° 44' 56" E, 485.68 FEET;  
5 5. THENCE N 47° 15' 15" E. 80.12 FEET TO THE NORTHWEST CORNER OF LOT 1,  
6 BLOCK 6, THE VISTAS AND A POINT ON THE SOUTHWESTERLY RIGHT-OF- WAY OF  
7 EAST ANDREWS DRIVE; THENCE S 42° 44' 35" E, 465.27 FEET ALONG SAID  
8 SOUTHWESTERLY RIGHT-OF-WAY OF EAST ANDREWS DRIVE;  
9 THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY OF EAST ANDREWS DRIVE  
10 69.11 FEET ON THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A  
11 RADIUS OF 550.04 FEET, A CENTRAL ANGLE OF 07° 11' 57", AND SUBTENDED BY A  
12 CHORD BEARING S 39° 11' 43" E, 69.07 FEET;  
13 THENCE 51.16 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT,  
14 HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 97° 42' 42", AND  
15 SUBTENDED BY A CHIRD BEARING S 13° 21' 37" W, 45.18 FEET TO A POINT ON  
16 THE NORTHWESTERLY RIGHT-OF WAY OF ELK DRIVE;  
17 THENCE ALONG SAID NORTHWESTERLY RIGHT OF-WAY OF ELK DRIVE 48.82 FEET  
18 ON AN ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF  
19 475.00 FEET, A CENTRAL ANGLE OF 05° 53' 22". AND SUBTENDED BY A CHORD  
20 BEARING S 65° 11' 23" W, 48.80 FEET; THENCE S 68° 07' 11" W. 170.56 FEET ALONG  
21 SAID NORTHWESTERLY RIGHT-OF-WAY OF ELK DRIVE;  
22 THENCE N 21 ° 52' 49" W, 120.00 FEET;  
23 THENCE S 68° 07' 11" 1, 150.00 FEET; THENCE S 21° 52' 49" E, 120.00 FEET TO A  
24 POINT ON SAID NORTHWESTERLY RIGHT-OF-WAY OF ELK. DRIVE;  
25 THENCE S 68° 07' 11" W; 112.66 FEET ALONG SAID NORTHWESTERLY RIGHT-OF-  
26 WAY  
27 OF ELK DRIVE TO THE POINT OF BEGINNING. CITY AND COUNTY OF DENVER.  
28 STATE  
29 OF COLORADO.

30  
31 in addition, thereto those portions of all abutting public rights-of-way, but only to the centerline  
32 thereof, which are immediately adjacent to the aforesaid specifically described area.

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

1 COMMITTEE APPROVAL DATE: July 14, 2020

2 MAYOR-COUNCIL DATE: July 21, 2020

3 PASSED BY THE COUNCIL: \_\_\_\_\_

4 \_\_\_\_\_ - PRESIDENT

5 APPROVED: \_\_\_\_\_ - MAYOR \_\_\_\_\_

6 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
7 EX-OFFICIO CLERK OF THE  
8 CITY AND COUNTY OF DENVER

9 NOTICE PUBLISHED IN THE DAILY JOURNAL: \_\_\_\_\_; \_\_\_\_\_

10 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: July 23, 2020

11 Pursuant to Section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the office of  
12 the City Attorney. We find no irregularity as to form and have no legal objection to the proposed  
13 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to  
14 § 3.2.6 of the Charter.

15 Kristin M. Bronson, Denver City Attorney

16 BY: *Kristin J. Crawford*, Assistant City Attorney DATE: Jul 22, 2020