

BY AUTHORITY

ORDINANCE NO. _____
SERIES OF 2016

COUNCIL BILL NO. CB16-0347
COMMITTEE OF REFERENCE:
Neighborhoods & Planning

A BILL

For an ordinance changing the zoning classification for the area from Peña Boulevard to Tower Road, from 56th Avenue to 64th Avenue.

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 for each district, and the district will enable innovative signage and illumination in the Peña and 61st Transit Oriented Development Area;

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-10 with waivers and conditions, AIO; C-MU-20 with waivers and conditions, AIO; C-MU-30 with waivers and conditions, UO-1, AIO; DIA; DIA, AIO; S-MX-8, AIO; S-MX-8A, AIO; S-MX-12, AIO; C-MX-8, AIO; C-MX-12, AIO and S-CC-5, AIO.

2. That the City Council proposes that the land area hereinafter described be changed to C-MU-10 with waivers and conditions, AIO, DO-6; C-MU-20 with waivers and conditions, AIO, DO-6; C-MU-30 with waivers and conditions, UO-1, AIO, DO-6; DIA, DO-6; DIA, AIO, DO-6; S-MX-8, AIO, DO-6; S-MX-8A, AIO, DO-6; S-MX-12, AIO, DO-6; C-MX-8, AIO, DO-6; C-MX-12, AIO, DO-6; and S-CC-5, 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-10 with waivers and conditions, AIO; C-MU-20 with waivers and conditions, AIO; C-MU-30 with waivers and conditions, UO-1, AIO; DIA; DIA, AIO; S-MX-8, AIO; S-MX-8A, AIO; S-MX-12, AIO; C-MX-8, AIO; C-MX-12, AIO and S-CC-5, AIO to C-MU-10 with waivers and conditions, AIO, DO-6; C-MU-20 with waivers and conditions, AIO, DO-6; C-MU-30 with waivers and conditions, UO-1, AIO, DO-6; DIA, DO-6; DIA,

1 AIO, DO-6; S-MX-8, AIO, DO-6; S-MX-8A, AIO, DO-6; S-MX-12, AIO, DO-6; C-MX-8, AIO, DO-6; C-
2 MX-12, AIO, DO-6; and S-CC-5, AIO, DO-6:

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4 A PARCEL OF LAND LOCATED IN SECTION 9, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL
5 MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS
6 FOLLOWS:
7 COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE
8 6TH PRINCIPAL MERIDIAN;
9 THENCE ON THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 9, S00°21'23"E A DISTANCE OF
10 30.00 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST 64TH AVENUE, SAID POINT BEING THE
11 POINT OF BEGINNING;

12 THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING FOUR (4) COURSES:
13 1. S89°51'30"E A DISTANCE OF 2048.17 FEET;
14 2. S00°08'30"W A DISTANCE OF 35.00 FEET;
15 3. S89°51'30"E A DISTANCE OF 505.27 FEET;
16 4. S45°01'27"E A DISTANCE OF 35.26 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF TOWER
17 ROAD;

18 THENCE ON SAID WESTERLY RIGHT-OF-WAY LINE, THE FOLLOWING FOUR (4) COURSES:
19 1. S00°11'13"E A DISTANCE OF 2559.07 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST ONE-
20 QUARTER OF SAID SECTION 9;
21 2. S00°06'12"E, A DISTANCE OF 1960.19 FEET
22 3. S89°54'01"W, A DISTANCE OF 10.00 FEET
23 4. S00°06'12"E, A DISTANCE OF 508.85 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF EAST
24 56TH AVENUE;

25 THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING EIGHT (8) COURSES:
26 1. S46°50'48"W A DISTANCE OF 69.96 FEET;
27 2. S89°54'01"W A DISTANCE OF 539.10 FEET
28 3. S00°06'12"E A DISTANCE OF 10.00 FEET
29 4. S89°54'01"W A DISTANCE OF 663.79 FEET
30 5. S87°51'44"W A DISTANCE OF 944.79 FEET;
31 6. S89°54'01"W A DISTANCE OF 350.70 FEET, TO A POINT ON THE WEST LINE OF THE SOUTHEAST ONE-QUARTER
32 OF SAID SECTION 9;
33 7. ON SAID WEST LINE, S00°21'27"E A DISTANCE OF 40.00 FEET
34 8. S89°53'59"W A DISTANCE OF 624.71 FEET

35 THENCE N01°27'06"W A DISTANCE OF 3939.30 FEET, TO A POINT ON THE SOUTH LINE OF THE NORTHEAST ONE-
36 QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 9;
37 THENCE ON SAID SOUTH LINE, S89°51'57"E A DISTANCE OF 56.85 FEET, TO THE SOUTHWESTERLY CORNER OF THAT
38 PROPERTY DESCRIBED UNDER RECEPTION NO. 2012179295;
39 THENCE ON THE WESTERLY LINE OF SAID PARCEL, N00°16'33"E A DISTANCE OF 1294.96 FEET TO A POINT ON THE
40 SOUTHERLY RIGHT-OF-WAY LINE OF WEST 64TH AVENUE;
41 THENCE S89°51'09"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 628.84 FEET TO THE POINT OF
42 BEGINNING.

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

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

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1 COMMITTEE APPROVAL DATE: May 11, 2016.

2 MAYOR-COUNCIL DATE: May 17, 2016.

3 PASSED BY THE COUNCIL: _____, 2016
4 _____ - PRESIDENT

5 APPROVED: _____ - MAYOR _____, 2016

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

9 NOTICE PUBLISHED IN THE DAILY JOURNAL: _____, 2016; _____, 2016

10 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: May 19, 2016

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

16 Denver City Attorney

17 BY: _____, Assistant City Attorney DATE: _____, 2016