

**BY AUTHORITY**

ORDINANCE NO. \_\_\_\_\_  
SERIES OF 2022

COUNCIL BILL NO. CB22-1025  
COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

**A BILL**

**For an ordinance changing the zoning classification for 15555 East 53rd Ave in Gateway - Green Valley Ranch.**

**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 OS-A 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 PUD 515.
- b. It is proposed that the land area hereinafter described be changed to OS-A.

**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 PUD 515 to OS-A:

6 Parcels of land located in Section 17, Township 3 South, Range 66 West of the 6<sup>TH</sup> Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

Parcel 1

All Lots, Blocks and Tracts in Parkfield Filing No. 3, as recorded in the City and County of Denver Clerk and Recorder’s Office in Book 29 at Pages 28 and 29, together with all of the public right-of-ways within said Parkfield Filing No. 3 vacated by Ordinance 531 Series of 2003, City and County of Denver, State of Colorado.

Parcel 2

A portion of Lot 2, Block 2 and Tract B of Parkfield Subdivision Filing No. 2, recorded in the City and County of Denver Clerk and Recorder’s Office in Book 29 at Pages 16 through 19, also being a portion of land located in the Northwest Quarter of Section 17, Township 3 South, Range 66 West of the 6<sup>TH</sup> Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

1 Commencing at the North quarter corner of said Section 17; Thence S37°29'09"W, a  
2 distance of 1799.39 feet to the Northeast corner of Tract B, point being on the South right-  
3 of-way line of Maxwell Place as shown on said recorded plat of Parkfield Subdivision Filing  
4 No. 2; Thence along said South right-of-way line, S86°13'36"W, a distance of 38.35 feet to  
5 the True Point of Beginning; Thence S0°47'42"E, a distance of 443.95 feet to a point on the  
6 Northerly line of Parcel C-2 as described in the Quit Claim Deed recorded in the City and  
7 County of Denver Clerk and Recorder's Office at Reception No. 92-0137022; Thence along  
8 said Northerly line of Parcel C-2, S86°12'56"W, a distance of 192.36 feet; Thence along the  
9 Northeasterly line of said Parcel C-2, N6°34'30"W, a distance of 417.14 feet to a point on  
10 the South right-of-way line of said Maxwell Place; Thence along said Southerly right-of-way  
11 line, 131.76 feet along the arc of a non-tangent curve to the right, having a radius of 320.00  
12 feet, a central angle of 23°35'30" and a chord bearing N74°25'51"E, a distance of 130.83  
13 feet; Thence continuing along said South right-of-way line, N86°13'36"E, a distance of  
14 107.75 feet to the True Point of Beginning.

15  
16 Bearings are based on the East line of the Northwest quarter of Section 17 being  
17 N0°19'33"E.

18  
19 Parcel 3

20 A portion of Lot 1, Block 4 of Parkfield Subdivision Filing No. 2, recorded in the City and  
21 County of Denver Clerk and Recorder's Office in Book 29 at Pages 16 through 19, also  
22 being a portion of land located in the Northwest Quarter of Section 17, Township 3 South,  
23 Range 66 West of the 6<sup>TH</sup> Principal Meridian, City and County of Denver, State of Colorado,  
24 more particularly described as follows:

25  
26 Commencing at the North quarter corner of said Section 17; Thence S9°03'31"W, a  
27 distance of 1841.85 feet to the True Point of Beginning, said point being an intersection of  
28 the Northerly line of Parcel C-2 as described in the Quit Claim Deed recorded in the City  
29 and County of Denver Clerk and Recorder's Office at Reception No. 92-0137022, and the  
30 Westerly line of the realigned Highline Canal Trail Corridor recorded in the City and County  
31 of Denver Clerk and Recorder's Office at Reception No. 92-0137022; Thence along said  
32 Northerly line S86°12'56"W, a distance of 288.19 feet; Thence departing said Northerly line  
33 190.18 feet along the arc of a non-tangent curve to the right, having a radius of 595.00 feet,  
34 a central angle of 18°18'48" and a chord bearing N65°59'56"E, a distance of 189.37 feet;  
35 Thence N75°09'20"E, a distance of 135.71 feet to a point on said Westerly line of realigned  
36 Highline Canal Trail Corridor; Thence along said Westerly line S10°09'20"W, a distance of  
37 94.25 feet to the True Point of Beginning.

38  
39 Bearings are based on the East line of the Northwest quarter of Section 17 being  
40 N0°19'33"E.

41  
42 Parcel 4

43 Tract A, Parkfield Filing No. 5,  
44 City and County of Denver,  
45 State of Colorado.

46  
47 Parcel 5

48 Tract B, Parkfield Filing No. 5,  
49 City and County of Denver,  
50 State of Colorado.

1  
2  
3 Parcel 6

4 A parcel of land being the vacated portion of Idalia Street, Helena Street and E. 53<sup>rd</sup> Avenue  
5 as said streets are shown on the plat of Parkfield Filing No. 1, recorded in Book 29 at Pages  
6 1 through 3, City and County of Denver records, and a portion of Tract B, as said Tract is  
7 shown on the plat of Parkfield Filing No. 5, recorded in Book 31 at Pages 99 through 103,  
8 City and County of Denver records, all in the West half of Section 17, Township 3 South,  
9 Range 66 West of the 6<sup>th</sup> Principal Meridian, City and County of Denver, State of Colorado,  
10 more particularly described as follows:  
11

12 Commencing at the West quarter corner of said Section 17, Thence N89°52'10"E, along the  
13 South line of the Northwest quarter of said Section 17, a distance of 514.52 feet; Thence  
14 S0°07'50"E, a distance of 196.08 feet to a point on the North right-of-way line of E. 53<sup>rd</sup>  
15 Avenue, as shown on the plat of Parkfield Filing No. 5, as recorded in Book 31 at Pages 99  
16 through 103, City and County of Denver records, said point being the True Point of  
17 Beginning; Thence along said North right-of-way line of E. 53<sup>rd</sup> Avenue, the following two (2)  
18 courses:

- 19 1. S89°59'20"E, a distance of 73.27 feet to a tangent curve;  
20 2. Thence along the arc of a tangent curve to the right, having a radius of 379.64 feet, a  
21 central angle of 26°55'55", an arc length of 178.45 feet and whose chord bears  
22 S76°31'23"E, a chord distance of 176.81 feet to the Westerly most point of Tract B, as  
23 shown on said plat of Parkfield Filing No. 5;

24 Thence S63°03'25"E, along the South line of said Tract B, a distance of 5.62 feet to a non-  
25 tangent curve, said point also being a point on the East right-of-way line of Idalia Street, as  
26 shown on said plat of Parkfield Filing No. 1; Thence leaving said South line of said Tract B,  
27 along said East right-of-way line of Idalia Street, the following four (4) courses:

- 28 1. Thence along the arc of a non-tangent curve to the right, having a radius of 25.00 feet, a  
29 central angle of 32°57'55", an arc length of 14.38 feet and whose chord bears  
30 N47°04'43"E, a chord distance of 14.19 feet to a reverse curve;  
31 2. Thence along the arc of a curve to the left, having a radius of 630.00 feet, a central  
32 angle of 63°33'02", an arc length of 698.78 feet, and whose chord bears N31°47'09"E, a  
33 chord distance of 663.50 feet;  
34 3. Thence tangent to the preceding curve, N0°00'38"E, a distance of 570.00 feet to a  
35 tangent curve;  
36 4. Thence along the arc of a tangent curve to the right, having a radius of 320.00 feet, a  
37 central angle of 36°03'07", an arc length of 201.35 feet and whose chord bears  
38 N18°02'11"E, a chord distance of 198.05 feet to a point on the South right-of-way line of  
39 Maxwell Place extended, as shown on said plat of Parkfield Filing No. 1;

40 Thence N48°34'48"W, along said South right-of-way line of Maxwell Place extended, a  
41 distance of 82.66 feet to a point on the intersection of the South right-of-way line of said  
42 Maxwell Place and the West right-of-way line of Idalia Street as both are shown on said plat  
43 of Parkfield Filing No. 1; Thence along the West right-of-way line of said Idalia Street the  
44 following four (4) courses:

- 45 1. Thence along the arc of a non-tangent curve to the right, having a radius of 25.00 feet, a  
46 central angle of 82°12'44", an arc length of 35.87 feet and whose chord bears  
47 S7°28'26"E, a chord distance of 32.87 feet to a reverse curve;  
48 2. Thence along the arc of a curve to the left, having a radius of 380.00 feet, a central  
49 angle of 33°37'18", an arc length of 222.99 feet, and whose chord bears S16°49'17"W, a  
50 chord distance of 219.80 feet;

- 1 3. Thence tangent to the preceding curve, S0°00'38"W, a distance of 550.00 feet to a  
2 tangent curve;  
3 4. Thence along the arc of a tangent curve to the right, having a radius of 550.00 feet, a  
4 central angle of 65°34'57", an arc length of 629.55 feet, and whose chord bears  
5 S32°48'06"W, a chord distance of 595.74 feet to a compound curve, said point also  
6 being a point on the Northeasterly right-of-way line of Helena Street as shown on said  
7 plat of Parkfield Filing No. 1;

8 Thence along the Northeasterly, Northwesterly and Southwesterly right-of-way line of  
9 Helena Street, the following four (4) courses:

- 10 1. Thence along the arc of a curve to the right, having a radius of 25.00 feet, a central  
11 angle of 93°25'15", an arc length of 40.76 feet, and whose chord bears N67°41'48"W, a  
12 chord distance of 36.40 feet;  
13 2. Thence tangent to the preceding curve, N20°59'10"W, a distance of 3.58 feet;  
14 3. Thence S69°00'50"W, a distance of 50.00 feet to a non-tangent curve;  
15 4. Thence along the arc of a non-tangent curve to the right, having a radius of 25.00 feet, a  
16 central angle of 97°30'58", an arc length of 42.55 feet, and whose chord bears  
17 S27°46'19"W, a chord distance of 37.60 feet to a compound curve, said point also being  
18 a point on the North right-of-way line of E. 53<sup>rd</sup> Avenue, as shown on said plat of  
19 Parkfield Filing No. 1;

20 Thence along said North right-of-way line of E. 53<sup>rd</sup> Avenue, along the arc of a curve to the  
21 right, having a radius of 550.00 feet, a central angle of 13°28'52", an arc length of 129.41  
22 feet, and whose chord bears S83°16'14"W, a chord distance of 129.11 feet to the True Point  
23 of Beginning.  
24

25 Bearings are based on the West line of the Northwest quarter of Section 17 being  
26 N0°00'01"E.  
27

28 Together with that certain parcel of land described in Ordinance 449 Series of 1993 in the  
29 Records of the City and County of Denver.  
30

31 Description of a parcel of land situated in Section 17, T. 3 S., R. 66 W., of the 6<sup>th</sup> P.M., City  
32 and County of Denver, State of Colorado, more particularly described as follows:  
33

34 Beginning at a point on the southerly right-of-way line of Maxwell Place, whence the  
35 Northwest Corner of the Northwest One-Quarter of said Section 17 bears North 41°28'24"  
36 West, a distance of 1957.33 feet; thence leaving said right-of-way, South 6°51'53" East, a  
37 distance of 417.14 feet; thence North 85°55'33" East, a distance of 1031.35 feet to the  
38 westerly boundary line of the realigned Highline Canal (Tract B27E, dated March 18, 1982  
39 tendered to and between the U.S. Department of the Army and Nu-West, Inc.); thence  
40 southerly on the westerly boundary line of said realigned Highline Canal the following 5  
41 courses and curves:

- 42 1) thence South 9°51'57" West, a distance of 215.67 feet;  
43 2) thence southerly on a tangent, 285.59-foot radius curve, concave easterly, through a  
44 central angle of 54°38'01", an arc distance of 272.32 feet;  
45 3) thence South 44°46'04" East, tangential to last said curve, distance of 438.15 feet;  
46 4) thence southeasterly on a tangent, 398.27-foot radius curve, concave southwesterly,  
47 through a central angle of 29°24'20", an arc distance of 204.40 feet;  
48 5) thence South 15°21'44" East, tangential to last said curve, a distance of 150.08 feet;  
49 thence South 61°29'52" West, a distance of 836.67 feet; thence westerly on a tangent,  
50 657.00-foot radius curve, concave northerly, through a central angle of 57°36'29", an arc

1 distance of 660.58 feet; thence North 60°53'39" West, tangential to last said curve, a  
2 distance of 711.58 feet; thence northwesterly on a tangent, 743.00-foot radius curve,  
3 concave southwesterly, through a central angle of 1°53'15", an arc distance of 24.48 feet;  
4 thence North 58°22'47" West, non-tangential to last said curve, a distance of 60.03 feet;  
5 thence northwesterly on a non-tangent, 750.00-foot radius curve, to which a radial line  
6 bears South 22°38'27" West, concave southwesterly, through a central angle of 3°31'55", an  
7 arc distance of 46.23 feet to the easterly right-of-way line of Idalia Street; thence northerly  
8 on the easterly right-of-way line of Idalia Street the following 4 curves and courses:  
9 1) thence northeasterly on a non-tangent, 630.00-foot radius curve, to which a radial line  
10 bears North 24°55'24" West, concave northwesterly, through a central angle of  
11 65°03'08", an arc distance of 715.29 feet;  
12 2) thence North 0°00'26" East, non-tangential to last said curve, a distance of 570.00 feet;  
13 3) thence northerly on a non-tangent, 320.00-foot radius curve, to which a radial line bears  
14 South 89°59'02" East, concave easterly, through a central angle of 43°58'02", an arc  
15 distance of 245.56 feet;  
16 4) thence northeasterly on a non-tangent, 320.00-foot radius curve, to which a radial line  
17 bears South 46°01'14" East, concave southeasterly, through a central angle of  
18 18°22'35", an arc distance of 102.63 feet to the True Point of Beginning.

19 Said parcel contains 50.700 acres, more or less;

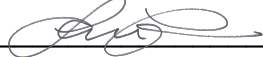
20 in addition thereto, those portions of all abutting public rights-of-way, but only to the centerline  
21 thereof, which are immediately adjacent to the aforesaid specifically described area.

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

24 COMMITTEE APPROVAL DATE: August 30, 2022

25 MAYOR-COUNCIL DATE: September 6, 2022

26 PASSED BY THE COUNCIL: \_\_\_\_\_ October 17, 2022

27  \_\_\_\_\_ - PRESIDENT

28 APPROVED: \_\_\_\_\_ - MAYOR \_\_\_\_\_

29 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
30 EX-OFFICIO CLERK OF THE  
31 CITY AND COUNTY OF DENVER

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

33 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: September 15, 2022

34 Pursuant to Section 13-9, D.R.M.C., this proposed ordinance has been reviewed by the office of  
35 the City Attorney. We find no irregularity as to form and have no legal objection to the proposed  
36 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to  
37 § 3.2.6 of the Charter.

38  
39 Kristin M. Bronson, Denver City Attorney

40  
41 BY: Anshul Bagga, Assistant City Attorney DATE: Sep 15, 2022