

1 **BY AUTHORITY**

2 ORDINANCE NO. _____
3 SERIES OF 2018

COUNCIL BILL NO. CB18-0243
COMMITTEE OF REFERENCE:
4 Land Use, Transportation & Infrastructure

5 **A BILL**

6 **For an ordinance changing the zoning classification for 3400 Arkins Court, 3460**
7 **Arkins Court and 1930 35th Street in Five Points.**

8 **WHEREAS**, the City Council has determined, based on evidence and testimony presented
9 at the public hearing, that the map amendment set forth below conforms with applicable City laws,
10 is consistent with the City’s adopted plans, furthers the public health, safety and general welfare of
11 the City, will result in regulations and restrictions that are uniform within the OS-A district, is justified
12 by one of the circumstances set forth in Section 12.4.10.8 of the Denver Zoning Code, and is
13 consistent with the neighborhood context and the stated purpose and intent of the proposed zone
14 district;

15 **NOW THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE CITY AND COUNTY OF**
16 **DENVER:**

17 **Section 1.** That upon consideration of a change in the zoning classification of the land area
18 hereinafter described, Council finds:

- 19 a. The land area hereinafter described is presently classified as I-MX-5, UO-2.
- 20 b. It is proposed that the land area hereinafter described be changed to OS-A.

21 **Section 2.** That the zoning classification of the land area in the City and County of Denver
22 described as follows shall be and hereby is changed from I-MX-5, UO-2 to OS-A:

23 **Legal Description**

24 **3400 Arkins Court**

25 Portions of Lots 6 to 27, Block 15, First Addition to Ironton, and the vacated alley
26 adjacent to said lots and portions of the vacated Delgany Street and vacated 34th Street
27 adjacent to said lots and portions of Lots 1, 2, 3, 30, 31 and 32, Block 14, First Addition
28 to Ironton and the vacated alley adjacent to said lots and portions of vacated Delgany
29 Street and vacated 34th Street adjacent to said lots and a portion of the SE ¼ of the SE
30 ¼ of Section 22, Township 3 South, Range 68 West of the 6th P.M., City and County of
31 Denver, State of Colorado, more particularly described as follows:
32 Commencing at the NW corner of Lot 1, Block 13, First Addition to Ironton, thence
33 Westerly along the Northerly line of said Lot extended 27.50 feet, thence on a deflection
34 angle to the left of 90°00’00”, 137.50 feet to the True Point of Beginning; thence
35 continuing along said above described course 400.00 feet; thence on a deflection angle
36 to the right of 90°00’00”, 194.22 feet to the Southeasterly right-of-way line of Arkins
37 Court, thence on a deflection angle to the right of 76°36’35” along said right-of-way line,

1 411.18 feet, thence on a deflection angle to the right of 103°23'25" leaving said right-of-
2 way line, 289.44 feet to the True Point of Beginning,
3 Except that portion as described in Deed recorded June 21, 1994 at Reception No.
4 9400100725,
5 City and County of Denver,
6 State of Colorado.

7 located at 3400 Arkins Court, Denver, Colorado.

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

10 **3460 Arkins Court and 1930 35th Street**

11 Portions of Lots 1 to 10 and 27 to 32, Block 15, FIRST ADDITION TO IRONTON, and
12 the vacated alley adjacent to said lots and a portion of vacated Delgany Street adjacent
13 to said lots, City and County of Denver, State of Colorado, more particularly described
14 as follows:

15 Commencing at the N.W. Corner of Lot 1, Block 13, FIRST ADDITION TO IRONTON;
16 thence northwesterly along the northerly line of said lot extended, 27.50 feet to the
17 TRUE POINT OF BEGINNING; thence southwesterly on a deflection angle to the left of
18 90°00'00", 137.50 feet; thence northwesterly on a deflection angle to the right of
19 90°00'00", 222.14 feet; thence southwesterly on a deflection angle to the left of
20 93°55'57", 88.06 feet; thence northwesterly on a deflection angle to the right of
21 92°23'21", 52.11 feet to the southeasterly right-of-way line of Arkins Court; thence
22 northeasterly on a deflection angle to the right of 78°09'11" along said right-of-way line,
23 217.22 feet, thence northeasterly on a deflection angle to the right of 13°23'35" along
24 said right-of-way line, 15.44 feet to the northerly lone line of Lot 1, Block 15, FIRST
25 ADDITION TO IRONTON, thence southeasterly along said lot line extended on a
26 deflection angle of 90°00'00" to the right, 318.50 feet to the TRUE POINT OF
27 BEGINNING. The above described parcel contains 47,316 square feet (1.0862 acres)
28 more or less.

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

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

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