

BY AUTHORITY

ORDINANCE NO. _____
SERIES OF 2015

COUNCIL BILL NO. CB14-1071
COMMITTEE OF REFERENCE:
Neighborhoods & Planning

A BILL

For an ordinance changing the zoning classification for 13.15 Acres Northwest of the intersection of Pena Boulevard & East 40th 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 within the Denver International Airport (DIA) Zone 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:

1. That the land area hereinafter described is presently classified as R-X.
2. That the Owner proposes that the land area hereinafter described be changed to DIA Zone District.

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 R-X to DIA Zone District:

A part of the Northeast One Quarter of the Southeast One Quarter of Section 20, Township 3 South, Range 66 West of the 6th P.M., City and County of Denver, State of Colorado, being more particularly described as follows:

Beginning at the Southeast corner of said Northeast One Quarter of the Southeast One Quarter, thence S89° 57' 33"W, along the south line of said Northeast One Quarter of the Southeast One Quarter, a distance of 1015.91 feet to the west line of the Pena Blvd. corridor as described in document recorded in Book 3896 at Page 549 of the Adams County records; thence N00° 18' 22"E, along said west line, a distance of 505.88 feet; thence N77° 53' 41"E, a distance of 161.23 feet; thence along the arc of a curve to the left having a radius of 1935.00 feet, a central angle of 16° 35' 31" and an arc length of 560.35 feet; thence N61° 18' 10"E, a distance of 31.51 feet; thence S28° 41' 50"E, a distance of 635.00 feet to the east line of said Northeast One Quarter of the Southeast One Quarter of Section 20; thence S00° 06' 18"W, along said east line, a distance of 191.74 feet to the Point of Beginning.

Parcel contains 572,646 Sq. Ft. or 13.15 acres, more or less.

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

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

6 COMMITTEE APPROVAL DATE: December 10, 2014

7 MAYOR-COUNCIL DATE: December 16, 2014

8 PASSED BY THE COUNCIL: _____, 2015

9 _____ - PRESIDENT

10 APPROVED: _____ - MAYOR _____, 2015

11 ATTEST: _____ - CLERK AND RECORDER,
12 EX-OFFICIO CLERK OF THE
13 CITY AND COUNTY OF DENVER

14 NOTICE PUBLISHED IN THE DAILY JOURNAL: _____, 2015; _____, 2015

15 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: December 10, 2014

16 Pursuant to Section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the office of
17 the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed
18 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to
19 § 3.2.6 of the Charter.

20 D. Scott Martinez, Denver City Attorney

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