

BY AUTHORITY

ORDINANCE NO. _____
SERIES OF 2015

COUNCIL BILL NO. CB14-1072
COMMITTEE OF REFERENCE:
Neighborhoods & Planning

A BILL

For an ordinance changing the zoning classification for 17601 E. 60th 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/DIA Influence Area Overlay Zone District (AIO), 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 OS-C/AIO.
2. That the Owner proposes that the land area hereinafter described be changed to DIA/AIO.

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 OS-C/AIO to DIA/AIO:

The east half of the east half of the southeast quarter of the northwest quarter and the east half of the west half of the east half of the southeast quarter of the northwest quarter of Section 9, Township 3 South, Range 66 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, being more particularly described as follows:

Beginning at the center quarter corner of Section 9; thence S89° 48’ 07”W along the south line of the northwest quarter of Section 9 a distance of 494.62 feet; thence N00° 42’ 58”W a distance of 1324.98 feet to a point on the north line of the southeast quarter of the northwest quarter of Section 9; thence N89° 48’ 50”E along the north line of the southeast quarter of the northwest quarter of Section 9 a distance of 495.59 feet to a point on the north-south centerline of Section 9; thence S00° 40’ 27”E along the north-south centerline of Section 9 a distance of 1324.87 feet to the Point of Beginning.

1 Parcel contains 655,977 Sq. Ft. or 15.06 acres, more or less.
2 Bearings are based on the Colorado Coordinate System, Central Zone, as determined from a grid bearing
3 of N24° 59' 48"W from the Station "Henderson" to Station "McKinley," North American Datum of 1927.

4
5 in addition thereto those portions of all abutting public rights-of-way, but only to the centerline
6 thereof, which are immediately adjacent to the aforesaid specifically described area.

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

9
10 COMMITTEE APPROVAL DATE: December 10, 2014

11 MAYOR-COUNCIL DATE: December 16, 2014

12 PASSED BY THE COUNCIL: _____, 2015

13 _____ - PRESIDENT

14 APPROVED: _____ - MAYOR _____, 2015

15 ATTEST: _____ - CLERK AND RECORDER,
16 EX-OFFICIO CLERK OF THE
17 CITY AND COUNTY OF DENVER

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

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

20 Pursuant to Section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the office of
21 the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed
22 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to
23 § 3.2.6 of the Charter.

24 D. Scott Martinez, Denver City Attorney

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