

BY AUTHORITY

ORDINANCE NO. _____
SERIES OF 2019

COUNCIL BILL NO. CB19-1155
COMMITTEE OF REFERENCE:
Land Use, Transportation & Infrastructure

A BILL

For an ordinance changing the zoning classification for 10353 East Mississippi Avenue in Windsor.

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 S-MX-3 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 B-1, with a condition.
- b. It is proposed that the land area hereinafter described be changed to S-MX-3.

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 B-1, with a condition to S-MX-3:

A parcel of land being a portion of Tract 9, Range View Second Filing located in the Southeast quarter of Section 15, Township 4 South, Range 67 West of the Sixth Principal Meridian, in the City and County of Denver, State of Colorado, more particularly described as follows:

Basis of Bearings: The South line of the Southeast quarter of said Section 15 assumed to bear North 89°34'45" East.

Beginning at the Northeast corner of Tract 9, Range View Second Filing, whence the Southeast quarter of said Section 15 bears South 45°28'29" East, a distance of 466.83 feet, more or less;

Thence South 00°26'02" East, along the East line of said Tract 9, a distance of 269.79 feet to the Northerly right-of-way line of East Mississippi Avenue as described in Reception No. 93-0068665;

1
2 Thence along the Northerly right-of-way line the following two courses:
3 1. South 89°34'45" West, a distance of 274.63 feet;
4 2. Northwesterly 39.26 feet along the arc of a tangent curve to the right having a radius of
5 25.00 feet and a central angle of 89°58'04", the chord of which bears North 45°26'13" West,
6 a distance of 35.35 feet to the Easterly right-of-way line of South Geneva Street as shown
7 on the plat of Range View Second Filing;

8
9 Thence North 00°27'11" West, along said Easterly right-of-way line, a distance of 244.74
10 feet to the Northwest corner of said Tract 9;

11
12 Thence North 89°33'58" East, along the Northerly line of said Tract 9, a distance of 299.71
13 feet to the Point of Beginning.

14
15 in addition, thereto those portions of all abutting public rights-of-way, but only to the centerline
16 thereof, which are immediately adjacent to the aforesaid specifically described area.

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

19 COMMITTEE APPROVAL DATE: October 29, 2019

20 MAYOR-COUNCIL DATE: November 5, 2019

21 PASSED BY THE COUNCIL: _____

22 _____ - PRESIDENT

23 APPROVED: _____ - MAYOR _____

24 ATTEST: _____ - CLERK AND RECORDER,
25 EX-OFFICIO CLERK OF THE
26 CITY AND COUNTY OF DENVER

27 NOTICE PUBLISHED IN THE DAILY JOURNAL: _____; _____

28 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: November 7, 2019

29 Pursuant to Section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the office of
30 the City Attorney. We find no irregularity as to form and have no legal objection to the proposed
31 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to
32 § 3.2.6 of the Charter.

33 Kristin M. Bronson, Denver City Attorney

34 BY: _____, Assistant City Attorney DATE: _____