

BY AUTHORITY

ORDINANCE NO. _____
SERIES OF 2014

COUNCIL BILL NO. CB14-0371
COMMITTEE OF REFERENCE:
Land Use, Transportation & Infrastructure

A BILL

For an ordinance changing the zoning classification for 5141 Chambers Road.

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 in accordance with the Comprehensive Plan, is necessary to promote the public health, safety and general welfare of the City, is justified by one of the circumstances set forth in Section 12.4.10.14 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 PUD #561.
2. That the Owner proposes that the land area hereinafter described be changed to S-CC-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 PUD #561 to S-CC-3.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

1 A PARCEL OF LAND BEING A PART OF THE SOUTHEAST QUARTER OF SECTION
2 18, TOWNSHIP 3 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
3 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

4 COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER OF
5 SECTION 18, AND CONSIDERING THE EAST LINE OF SAID SOUTHEAST QUARTER
6 OF SECTION 18 TO BEAR SOUTH 00°33' 18" WEST, WITH ALL BEARINGS
7 CONTAINED HEREIN RELATIVE THERETO;

8 THENCE NORTH 90°00'00" WEST ALONG THE SOUTHERLY LINE OF SECTION 18 A
9 DISTANCE OF 97.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF
10 CHAMBERS ROAD AS DEFINED IN BOOK 3133, PAGE 193, IN THE OFFICE OF THE
11 CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER;

12 THENCE NORTH 00°33'18" EAST A DISTANCE OF 84.47 FEET TO A POINT ON THE
13 NORTHERLY RIGHT-OF-WAY OF 51ST AVENUE AS DEFINED AT RECEPTION NO.
14 9600150434 IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND
15 COUNTY OF DENVER, SAID POINT ALSO BEING THE **POINT OF BEGINNING**;

16 THENCE ALONG THE NORTHERLY RIGHT-OF-WAY OF SAID 51ST AVENUE THE
17 FOLLOWING THREE COURSES:

18 1. THENCE SOUTH 90°00'00" WEST A DISTANCE OF 158.28 FEET TO A POINT OF
19 CURVATURE;

20 2. THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF
21 21°32'27", A

22 RADIUS OF 220.00 FEET, AND AN ARC LENGTH OF 82.72 FEET;

23 3. THENCE NORTH 68°27'23" WEST A DISTANCE OF 652.06 FEET TO A POINT OF
24 CURVATURE:

25 THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF
26 90°00'42", A RADIUS OF 30.00 FEET, AND AN ARC LENGTH OF 47.13 FEET; THENCE

27 NORTH 21°33'02" EAST A DISTANCE OF 43.56 FEET TO A POINT OF CURVATURE;

28 THENCE ALONG A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF
29 25°07'55", A RADIUS OF 170.00 FEET, AND AN ARC LENGTH OF 74.57 FEET; THENCE

30 NORTH 46°40'57" EAST A DISTANCE OF 71.55 FEET TO A POINT OF CURVATURE;

31 THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 46°07'17",
32 A RADIUS OF 530.00 FEET, AND AN ARC LENGTH OF 426.63 FEET; THENCE NORTH

33 00°33'40" EAST A DISTANCE OF 173.79 FEET;

34 THENCE SOUTH 89°26'20" EAST A DISTANCE OF 594.48 FEET;

35 THENCE SOUTH 00°33'18" WEST A DISTANCE OF 993.00 FEET TO THE **POINT OF**
36 **BEGINNING**;

37
38 CONTAINING 14.65 ACRES, MORE OR LESS.

39
40 in addition thereto those portions of all abutting public rights-of-way, but only to the centerline
41 thereof, which are immediately adjacent to the aforesaid specifically described area.

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

44
45 **[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]**

1 COMMITTEE APPROVAL DATE: May 6, 2014

2 MAYOR-COUNCIL DATE: May 13, 2014

3 PASSED BY THE COUNCIL: _____, 2014
4 _____ - PRESIDENT

5 APPROVED: _____ - MAYOR _____, 2014

6 ATTEST: _____ - CLERK AND RECORDER,
7 EX-OFFICIO CLERK OF THE
8 CITY AND COUNTY OF DENVER

9 NOTICE PUBLISHED IN THE DAILY JOURNAL: _____, 2014; _____, 2014

10 PREPARED BY: Brent A. Eisen, Assistant City Attorney DATE: May 15, 2014

11 Pursuant to Section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the office of
12 the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed
13 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to
14 § 3.2.6 of the Charter.

15 D. Scott Martinez, Denver City Attorney

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