

1 **BY AUTHORITY**

2 ORDINANCE NO. _____
3 SERIES OF 2016

COUNCIL BILL NO. CB16-0314
COMMITTEE OF REFERENCE:
4 Neighborhoods & Planning

5 **A BILL**

6 **For an ordinance changing the zoning classification for multiple addresses at**
7 **800-1000 blocks S. Broadway, 301 W. Mississippi Ave., 700 S. Santa Fe Dr., 925**
8 **S. Santa Fe Dr., 711 S. Cherokee St., 701 W. Ohio Ave., 501 W. Tennessee Ave.**
9 **and 99 W. Kentucky Ave.**
10

11 **WHEREAS**, the City Council has determined, based on evidence and testimony presented
12 at the public hearing, that the map amendment set forth below conforms with applicable City laws,
13 is consistent with the City’s adopted plans, furthers the public health, safety and general welfare of
14 the City, will result in regulations and restrictions that are uniform within the C-MX-16, C-MX-12,
15 C-MS-12 and C-RX-8 zone districts, is justified by one of the circumstances set forth in Section
16 12.4.10.8 of the Denver Zoning Code, and is consistent with the neighborhood context and the
17 stated purpose and intent of the proposed zone district;

18 **WHEREAS**, the City adopted the Cherokee Redevelopment of the Former Gates Rubber
19 Factory GDP in 2005 recorded at Reception #2005048794 in the office of the Clerk and Recorder,
20 City and County of Denver, which GDP is applicable to the land area hereinafter described
21 presently classified as T-MU-30 with waivers and conditions, UO-1; and

22 **WHEREAS**, the majority of the land area hereinafter described was not redeveloped under
23 the Cherokee Redevelopment of the Former Gates Rubber Factory GDP, and therefore said GDP
24 no longer serves a purpose for the land area hereinafter described; and

25 **WHEREAS**, the City further intends to repeal the Cherokee Redevelopment of the Former
26 Gates Rubber Factory GDP in its entirety in the future;

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

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

- 31 1. That the land area hereinafter described is presently classified as T-MU-30 Waivers and
32 Conditions UO-1.
33 2. That the land area hereinafter described be changed to C-MX-16, C-MX-12, C-MS-12 and
34 C-RX-8.

1 **Section 2.** That the zoning classification of the land area in the City and County of
2 Denver described as follows shall be and hereby is changed from T-MU-30 Waivers and
3 Conditions, UO-1 to C-MX-16:

4 PARCEL 1:

5 A portion of land situated in the Southwest one-quarter of Section 15, Township 4 South, Range 68 West of the
6 6th Principal Meridian, City and County of Denver, State of Colorado, being all of parcels 4A and 4B as shown
7 in special warranty deed of record at Reception Number 2001213022, records of the recorder's office, City and
8 County of Denver, Colorado, and a portion of that parcel of land conveyed to the City and County of Denver in
9 Deed Number 1238 of record in Book 2758 at Page 0162, and being all of that parcel of land conveyed to the
10 City and County of Denver in Deed Number 4336 of record in Book 6006 at Page 0036, and being a portion of
11 that parcel of land conveyed to the City and County of Denver in Deed Number 4336 of record in Book 6006 at
12 Page 0035, and being a portion of that parcel of land conveyed to the City and County of Denver in Deed
13 Number 1344 of record in Book 3501 at Page 0520, records of the Recorder's Office, City and County of
14 Denver, being more particularly described as follows;

15
16 **BASIS OF BEARINGS:** The East line of the Southwest one-quarter of Section 15, Township 4 South, Range
17 68 West of the 6th Principal Meridian, being monumented at the center corner by a recovered stone with a notch
18 cut in the top in a range box, and at the South one-quarter corner by a 3-1/2" brass cap marked "Greiner Eng, 1/4,
19 15/22, LS 19611, 1986" in a range box, calculated to bear South 00° 44' 42" East with all bearings relative
20 thereto.

21
22 **COMMENCING** at said center 1/4 corner of section 15;

23
24 **THENCE** South 80° 14' 03" West across said Southwest one-quarter of Section 15, a distance of 1,358.04 feet
25 to the intersection of the West line of South Cherokee Street (Right-of-Way varies) as shown on the recorded
26 plat of Vanderbilt Park of record in Book 19 at Page 36 and the Southerly line of the City and County of Denver,
27 Department of Public Works "Valley Highway Dedication Map Unit No. 5" of record at Ordinance No. 3, Series
28 1962, being the **POINT OF BEGINNING**;

29
30 **THENCE** the following three (3) courses along said Westerly line of South Cherokee Street;

- 31 1. South 00° 32' 55" East a distance of 298.00 feet;
- 32 2. North 89° 57' 43" East a distance of 1.90 feet;
- 33 3. South 00° 37' 45" East a distance of 91.90 feet to the intersection of said Westerly Right-of-Way line of
34 South Cherokee Street and the Northerly Right-of-Way line of West Ohio Avenue (60 foot Right-of-
35 way) as shown on the recorded plat of Vanderbilt Park of record in Book 19 at Page 36;

36 **THENCE** South 89° 23' 59" West along said Northerly Right-of-Way line of West Ohio Avenue a distance of
37 265.00 feet to the intersection of said Northerly Right-of-way line of West Ohio Avenue and the Easterly Right-
38 of-way line of South Elati Street (60 foot Right-of-Way) as shown on the recorded plat of Vanderbilt Park of
39 record in Book 19 at Page 36;

40 **THENCE** North 00° 37' 15" West along the Easterly Right-of-Way line of said South Elati Street a distance of
41 94.50 feet to the Northwest corner of Lot 21, Block 1 of said Vanderbilt Park;

1 **THENCE** South 89° 49' 48" West a distance of 60.21 feet along the North line of South Elati Street to the
2 Northeast corner of Lot 28, Block 2 of said Vanderbilt Park;
3
4 **THENCE** South 00° 44' 37" East, a distance of 94.97 feet along the Westerly Right-of-Way line of S. Elati
5 Street and the Easterly line of Lots 25, 26, 27 and 28, Block 2 of said Vanderbilt Park to North Right-of-Way
6 line of West Ohio Ave;
7 **THENCE** along said North Right-of-Way line of West Ohio Avenue South 89° 15' 24" West, a distance of
8 135.02 feet to the Southeast corner of Lot 24, Block 2 as platted in Vanderbilt Park, in Book 9 at Page 24,
9 Aapahoe County records, and to the Easterly line of Ordinance No. 3, Series 1962, Valley Highway Dedication
10 map, Unit No. 5;

11 **THENCE** the following four (4) courses along said Easterly line of Ordinance No. 3, Series 1962, Valley
12 Highway Dedication Map, Unit No. 5;
13 1. North 00° 44' 33" West along the East line of Lots 21 through 24 inclusive of said Block 2 of Vanderbilt
14 Park, a distance of 96.32 feet to the South line of Sylvester (excepted) as platted in said Vanderbilt Park;
15 2. South 89° 49' 48" West along said South line of Sylvester (excepted) a distance of 10.60 feet to the
16 Southwest corner of said Sylvester (excepted);
17 3. North 00° 14' 09" West along the West line of said Sylvester (excepted) a distance of 0.33 feet to the
18 Southeast corner of Lot 20, Block 2 of said Vanderbilt Park;
19 4. North 21° 30' 21" West a distance of 294.47 feet to the South line of Lot 9 in said Block 2 of Vanderbilt
20 Park (from whence the Southwest corner of said Lot 9 lies Westerly 20.00 feet) and to a Westerly corner
21 of that parcel of land conveyed as Parcel 4A to Cherokee Denver, LLC by deed recorded at Reception
22 Number 2001213022;

23
24 **THENCE** the following eight (8) courses along said Southerly line of the City and County of Denver,
25 Department of Public Works "Valley Highway Dedication Map Unit No. 5":
26
27 1. North 06° 51' 16" East, a distance of 75.63 feet;
28
29 2. North 37° 59' 29" East, a distance of 31.96 feet;
30
31 3. North 71° 38' 52" East, a distance of 81.77 feet;
32
33 4. South 79° 44' 48" East, a distance of 174.83 feet;
34
35 5. South 00° 32' 55" East, a distance of 50.00 feet;
36
37 6. North 89° 06' 52" East, a distance of 161.99 feet;
38
39 7. South 00° 32' 55" East, a distance of 25.00 feet;
40
41 8. North 89° 06' 52" East, a distance of 133.00 feet to the **POINT OF BEGINNING.**

42
43 Parcel 4A contains an area of 135,334 square feet, or 3.107 acres, more or less.
44 Parcel 4B contains an area of 64,200 square feet, or 1.474 acres, more or less.
45 Parcel Hockey Stick contains an area of 21,378 square feet or 0.491 acres, more or less.
46 Parcels 4A, 4B & Hockey Stick contain a combined area of 220,912 square feet, or 5.071 acres, more or less.
47

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

3 **PARCEL 2:**

4 A portion of land situated in the Southwest one-quarter of Section 15, Township 4 South, Range 68 West of the
5 6th Principal Meridian, City and County of Denver, State of Colorado, being all of parcels 3A and 3B as shown
6 in special warranty deed of record at Reception Number 2001213022, records of the recorder's office, City and
7 County of Denver, Colorado, being more particularly described as follows:
8

9 **BASIS OF BEARINGS:** The East line of the Southwest one-quarter of Section 15, Township 4 South, Range
10 68 West of the 6th Principal Meridian, being monumented at the center corner by a recovered stone with a notch
11 cut in the top in a range box, and at the South one-quarter corner by a 3-1/2" brass cap marked "Greiner Eng, 1/4,
12 15/22, LS 19611, 1986" in a range box, calculated to bear South 00° 44' 42" East with all bearings relative
13 thereto.
14

15 **COMMENCING** at said South one-quarter corner of Section 15;
16

17 **THENCE** North 84° 44' 30" West across said Southwest one-quarter of Section 15, a distance of 717.63 feet to
18 the intersection of the West line of the Consolidated Main Line (CML) and the Northeast corner of that parcel of
19 land conveyed to the City and County of Denver of record in Book 2901 at Page 267, and the **POINT OF**
20 **BEGINNING;**
21

22 **THENCE** North 89° 55' 50" West along the North line of said parcel of record in Book 2901 at Page 267 a
23 distance of 165.78 feet to the Easterly corner of that parcel of land conveyed to the City and County of Denver of
24 record at Reception Number 046238;
25

26 **THENCE** the following two (2) courses along the Northerly line of said parcel of record at Reception Number
27 046238:
28

- 29 1. North 87° 24' 10" West a distance of 201.90 feet to a point of curvature;
- 30
- 31 2. Along the arc of a non-tangent curve to the right whose center bears North 02° 28' 17" East, having a
32 radius of 111.90 feet, a central angle of 70° 12' 31", and an arc length of 137.12 feet to a point of reverse
33 curvature;
34

35 **THENCE** along the arc of a curve to the left parallel to, and 100 feet easterly of the east line of the official
36 channel of the South Platte River of record at Ordinance 117, Series 1910, whose center bears North 82° 14' 10"
37 West, having a radius of 1943.49 feet, a central angle of 31° 28' 34" and an arc length of 1,067.68 feet to a point
38 on the Easterly Right-of-Way line of S. Cherokee Street (right-of-way varies) as shown on the recorded plat of
39 Vanderbilt Park of record in Book 19 at Page 36;
40

41 **THENCE** North 00° 37' 45" West along said Easterly line of South Cherokee Street a distance of 1,222.28 feet
42 to the Southerly line of the City and County of Denver, Department of Public Works "Valley Highway
43 Dedication Map Unit No. 5" of record at Ordinance No. 3, Series 1962;
44

45 **THENCE** South 78° 08' 56" East along said Southerly line of the "Valley Highway Dedication Map Unit No. 5"
46 a distance of 251.18 feet to said Westerly line of the CML;
47

48 **THENCE** South 09° 27' 07" East along said Westerly line of the CML a distance of 2,334.25 feet to the **POINT**
49 **OF BEGINNING.**
50

1 Parcel 3A contains an area of 347,242 square feet, or 7.972 acres, more or less.
2 Parcel 3B contains an area of 498,391 square feet, or 11.441 acres, more or less.
3 Parcels 3A and 3B contain a combined area of 845,633 square feet, or 19.413 acres, more or less.

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 the zoning classification of the land area in the City and County of
8 Denver described as follows shall be and hereby is changed from T-MU-30 Waivers and
9 Conditions, UO-1 to C-MX-12:

10 A parcel of land situated in the Southwest Quarter of Section 15, Township 4 South, Range 68 West of the 6th
11 Principle Meridian, City and County of Denver, State of Colorado, being more particularly described as follows:

12
13 **BASIS OF BEARINGS:** Bearings are based upon the East line of the Southwest quarter of Section 15,
14 Township 4 South, Range 68 West of the 6th Principal Meridian, as monumented by a 3.25-inch brass cap
15 stamped "Griener Eng, quarter, 15/22, LS 19611, 1986" in a monument box at the South quarter corner; a
16 recovered and accepted stone with notch set 1 foot deep in a range box at the center quarter corner; and is
17 assumed to bear North 00° 44' 35" West.

18
19 **COMMENCING** at the center quarter corner of said Section 15;

20
21 **THENCE** South 89° 59' 00" West a distance of 791.50 feet along the North line of the Southwest quarter of said
22 Section 15 to the Northeast corner of Parcel No. TK 5155-00-006 Rev. 3, recorded at Reception No. 9400092231
23 in the records of the Office of the Clerk and Recorder, City and County of Denver, Colorado, and the West line
24 of a parcel described in the Land Survey Plat recorded in Book 96 at Page 192, Reception No. 2014855 in the
25 Denver County Surveyor's Land Survey / Right-of-Way Surveys, being the **POINT OF BEGINNING**;

26
27 **THENCE** along the West line of that parcel described in Book 96 at Page 192 a non-tangent curve to the right
28 having a radius of 1883.65 feet, a central angle of 02° 47' 22" and an arc length of 91.71 feet. The chord of said
29 curve bears South 07° 39' 45" East a distance of 91.70 feet;

30
31 **THENCE** South 06° 16' 03" East a distance of 129.75 feet along the West line of that parcel described in Book
32 96 at Page 192;

33
34 **THENCE** along the South line of that parcel described in Book 96 at Page 192 a non-tangent curve to the right
35 having a radius of 1735.06 feet, a central angle of 04° 10' 54" and an arc length of 126.63 feet. The chord of said
36 curve bears South 62° 26' 21" East a distance of 126.60 feet to the East line of Parcel No. TK 5155-00-006 Rev.
37 3, recorded at Reception No. 9400092231 and the West line of Parcel No. 809 described in Book 8011, Page
38 551, recorded March 15, 1957 in said Clerk and Recorder's Office;

39
40 **THENCE** South 00° 45' 57" East a distance of 48.44 feet along the East one-half of the Northeast one-quarter of
41 the Southwest one-quarter of said Section 15 and the East line of Parcel No. TK 5155-00-0006 Rev. 3 and the
42 West line of said Parcel No. 809 to a point on the North line of a parcel of land described in Book 2182 at Page
43 294, Reception No. 14795 in said Clerk and Recorder's Office;

44
45 **THENCE** South 53° 34' 57" East a distance of 106.96 feet along the South line of Parcel No. 809 and the North
46 line of the parcel of land described in Book 2182 at Page 294 to a point on the West line of Parcel No. TK 5155-
47 00-041 Rev. 1, recorded at Reception No. 9400092231;

48

1 **THENCE** North 28° 20' 57" West a distance of 101.53 feet along the East line of Parcel No. 809 and the
2 Westerly line of Parcel No. TK 5155-00-041 Rev. 1 to the South line of that parcel described in Book 96 at Page
3 192;

4
5 **THENCE** along the South line of that parcel described in Book 96 at Page 192 a non-tangent curve to the right
6 having a radius of 1735.06 feet, a central angle of 18° 00' 16" and an arc length of 545.22 feet. The chord of said
7 curve bears South 49° 52' 19" East a distance of 542.98 feet to a point on the East line of Parcel No. TK 5155-
8 00-041 Rev. 1;

9
10 **THENCE** South 29 54' 44" East a distance of 290.57 feet along the Easterly line of Parcel No. TK 5155-00-041
11 Rev. 1 to the Northwest corner of a parcel of land recorded at Reception No. 2001124391;

12
13 **THENCE** South 29 54' 44" East a distance of 32.83 feet along the North line of said parcel recorded at
14 Reception No. 2001124391 to the Westerly Right-of-Way line of South Broadway as recorded in Ordinance 97,
15 series of 1898;

16
17 **THENCE** South 00° 44' 42" East a distance of 392.29 feet along the Westerly Right-of-Way line of South
18 Broadway;

19
20 **THENCE** departing the Westerly Right-of-Way line of South Broadway, North 89° 58' 26" West a distance of
21 90.58 feet;

22
23 **THENCE** South 67° 48' 02" West a distance of 595.45 feet to the Easterly Right-of-Way line of the Regional
24 Transportation District (RTD) Southwest light rail corridor;

25
26 **THENCE** along said Easterly RTD line North 06° 37' 52" West a distance of 227.00 feet to the Southerly line of
27 the North Half of the Southwest Quarter of Section 15;

28
29 **THENCE** along said Southerly line North 89° 58' 27" West a distance of 6.85 feet to a point on the Easterly line
30 of RTD;

31
32 **THENCE** along said Easterly Line North 09° 25' 50" West a distance of 1,341.07 feet to the Northerly line of
33 the Southwest quarter of said Section 15 and the North line of parcel TK 5155-00-006 Rev. 3;

34
35 **THENCE** North 89° 59' 00" East a distance of 136.02 feet along the North line of the Southwest quarter of said
36 Section 15 and the North line of parcel TK 5155-00-006 Rev. 3 to the **POINT OF BEGINNING**.

37
38 Said parcel contains 735,418 square feet, or 16.883 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 4.** That the zoning classification of the land area in the City and County of
43 Denver described as follows shall be and hereby is changed from T-MU-30 Waivers and
44 Conditions, UO-1 to C-MS-12:

45 A parcel of land situated in the Southwest Quarter of Section 15, Township 4 South, Range 68 West of the 6th
46 Principle Meridian, City and County of Denver, State of Colorado, being more particularly described as follows:

47
48 **BASIS OF BEARINGS:** Bearings are based upon the East line of the Southwest quarter of Section 15,
49 Township 4 South, Range 68 West of the 6th Principal Meridian, as monumented by a 3.25-inch brass cap

1 stamped "Griener Eng, quarter, 15/22, LS 19611, 1986" in a monument box at the South quarter corner; a
2 recovered and accepted stone with notch set 1 foot deep in a range box at the center quarter corner; and is
3 assumed to bear North 00°44'35" West.

4
5 **COMMENCING** at the South quarter corner of said Section 15;

6
7 **THENCE** North 51 °35' 20" West a distance of 64.48 feet to the intersection of the Westerly Right-of-Way line
8 of South Broadway as recorded in Ordinance 97, series of 1898 and the Northerly Right-of-Way line of West
9 Mississippi Avenue, being the **POINT OF BEGINNING**;

10
11 **THENCE** along said Northerly Right-of-Way of West Mississippi avenue the following twelve (12) courses:

- 12
- 13 1. North 89° 55' 51" West a distance of 57.01 feet;
- 14 2. North 73° 36' 26" West a distance of 71.15 feet;
- 15 3. South 80° 45' 15" West a distance of 15.21 feet;
- 16 4. North 89° 55' 51" West a distance of 91.10 feet;
- 17 5. South 00° 04' 09" West a distance of 1.10 feet;
- 18 6. North 89° 55' 51" West a distance of 27.90 feet;
- 19 7. North 00° 04' 09" East a distance of 1.10 feet;
- 20 8. North 89° 55' 51" West a distance of 78.30 feet;
- 21 9. South 00° 04' 09" West a distance of 1.20 feet;
- 22 10. North 89° 55' 51" West a distance of 2.00 feet;
- 23 11. North 00° 04' 09" East a distance of 1.20 feet;
- 24 12. North 89°55' 51" West a distance of 114.60 feet to the Easterly Right-of-Way line of the Regional
25 Transportation District (RTD) Southwest light rail corridor;
- 26

27 **THENCE** along said RTD Easterly Right-of-Way, the following eight (8) courses;

- 28
- 29 1. North 00° 43' 15" West a distance of 46.66 feet plus or minus;
- 30 2. North 09° 23' 47" West a distance of 353.19 feet;
- 31 3. North 88° 55' 23" West a distance of 5.80 feet;
- 32 4. North 08° 40' 40" West a distance of 395.70 feet;
- 33 5. South 89° 56' 47" East a distance of 0.75 feet;
- 34 6. North 09° 23' 47" West a distance of 204.97 feet to the Southerly line of a parcel of land described in
35 Quit Claim Deed, Exhibit "C", at Reception Number 9400000231;
- 36 7. South 83° 22' 08" West a distance of 41.55 feet;
- 37 8. North 06° 37' 52" West a distance of 57.25 feet;
- 38

39 **THENCE** departing said RTD Easterly Right-of-Way North 67° 48' 02" East a distance of 595.45 feet;

40
41 **THENCE** South 89° 58' 26" East a distance of 90.58 feet to the Westerly Right-of-Way of said South
42 Broadway;

43
44 **THENCE** South 00° 44' 35" East a distance of 1,283.81 feet along said Westerly Right-of-Way, and also along
45 the East line extended and the East line of Lot 1, Block 1, First Addition to the Edgerton Place, recorded April
46 12, 1890 in Book 9 at Page 42 of the Arapahoe County Records, the East line and the East line extended of
47 Block 1 of Edgerton Place, recorded May 24, 1888 in Book 5 at Page 41 of the Arapahoe County Records, and
48 the East line of Block 1, Lawrence's Broadway Addition, recorded February 16, 1888 in Book 5 at Page 10 of
49 the Arapahoe County Records, to the Southeast corner of said Block 1, Lawrence's Broadway Addition to the
50 **POINT OF BEGINNING**.

1 Said parcel contains 635,613 square feet, or 14.592 acres more or less.

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

5 **Section 5.** That the zoning classification of the land area in the City and County of
6 Denver described as follows shall be and hereby is changed from T-MU-30 Waivers and
7 Conditions, UO-1 to C-RX-8:

8 A parcel of land situated in the Southwest Quarter of Section 15, Township 4 South, Range 68 West of the 6th
9 Principle Meridian, City and County of Denver, State of Colorado, being more particularly described as follows:

10
11 **BEGINNING** at the intersection of the Westerly Right-of-Way line of South Platte River Drive and the
12 Northerly Right-of-Way line of West Tennessee Avenue, whence the South quarter corner of said Section 15
13 bears South 65°30'49" East a distance of 1694.60 feet;

14
15 **THENCE** North 89°55'51" West along said Northerly Right-of-Way line of West Tennessee Avenue a distance
16 of 273.50 feet;

17
18 **THENCE** departing said northerly Right-of-Way line North 00°30'50" West a distance of 656.35 feet to said
19 Westerly Right-of-Way line of South Platte River Drive;

20
21 **THENCE** South 32°45'00" East along said Westerly South Platte River Drive Right-of-Way line a distance of
22 96.12 feet;

23
24 **THENCE** 623.05 feet along the arc of a non-tangent curve to the right, through a central angle of 22°24'09",
25 having a radius of 1593.49 feet, whence the initial radial bears South 57°14'59" West, to the **POINT OF**
26 **BEGINNING.**

27
28 **BASIS OF BEARINGS:** Bearings are based upon the East line of the Southwest quarter of Section 15,
29 Township 4 South, Range 68 West of the 6th Principal Meridian, as monumented by a 3.25-inch brass cap
30 stamped "Griener Eng, 1/4, 15/22, LS 19611, 1986" in a monument box at the South quarter corner; a recovered
31 and accepted stone with notch set 1 foot deep in a range box at the center quarter corner; and is assumed to bear
32 North 00°44'35" West.

33
34 Said parcel contains 108,082 square feet or 2.481 acres, more or less.

35
36 in addition thereto those portions of all abutting public rights-of-way, but only to the centerline
37 thereof, which are immediately adjacent to the aforesaid specifically described area.

38 **Section 6.** That the zoning classification of the land area in the City and County of
39 Denver described as follows shall be and hereby is changed from T-MU-30 Waivers and
40 Conditions, UO-1 to OS-C:

41 A parcel of land lying in the Southwest Quarter of Section 15, Township 4 South, Range 68 West of the 6th
42 P.M., City and County of Denver, State of Colorado, being part of the South Platte River boundary between
43 W. Mississippi Ave. and the line of W. Exposition Ave., and being more particularly described as follows:

1 All that portion of the Official Channel of the South Platte River, described in Ordinance 117, Series of
2 1910, lying north of W. Mississippi Ave., that is NOT already zoned OS-C as shown on the “official zoning
3 map of the City and County of Denver (OZM)” as authorized by Ordinance 333, Series of 2010.
4
5

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

8 **Section 7.** That the Cherokee Redevelopment of the Former Gates Rubber Factory
9 GDP shall no longer be applicable to the aforesaid specifically described land area in Sections 2
10 through 6 above, or any portion thereof, and is hereby removed from inclusion therein.

11 **Section 8.** That this ordinance shall be recorded by the Manager of Community Planning
12 and Development in the real property records of the Denver County Clerk and Recorder.
13

14 COMMITTEE APPROVAL DATE: April 27, 2016.

15 MAYOR-COUNCIL DATE: May 3, 2016.

16 PASSED BY THE COUNCIL: _____, 2016

17 _____ - PRESIDENT

18 APPROVED: _____ - MAYOR _____, 2016

19 ATTEST: _____ - CLERK AND RECORDER,
20 EX-OFFICIO CLERK OF THE
21 CITY AND COUNTY OF DENVER

22 NOTICE PUBLISHED IN THE DAILY JOURNAL: _____, 2016; _____, 2016

23 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: May 19,
24 2016
25

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

30 Denver City Attorney

31 BY: _____, Assistant City Attorney DATE: _____, 2016