

BY AUTHORITY

ORDINANCE NO. _____
SERIES OF 2015

COUNCIL BILL NO. CB15-0207
COMMITTEE OF REFERENCE:
Neighborhoods & Planning

A BILL

For an ordinance changing the zoning classification for 100 Saint Paul Street and 149 Steele Street.

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 12.4.10.8 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 PUD 630.
2. That the Owners propose that the land area hereinafter described be changed to C-CCN-12.

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 630 to C-CCN-12:

A PARCEL OF LAND BEING PLOT A ½, PLOT 1, THE SOUTH 66 2/3 FEET OF PLOT 2, THE SOUTH ½ OF PLOT 5, PLOT 6, AND PLOT B ½, BLOCK 72, HARMAN'S SUBDIVISION, A PORTION OF BLOCK C, COLODEN MOOR AND A PORTION OF THE ALLEY VACATED BY ORDINANCE NO. 244, SERIES OF 2011 RECORDED MAY 6, 2011 AT RECEPTION NO. 2011050220, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK 72; THENCE SOUTH 00°01'33" WEST ALONG THE EAST LINE OF SAID BLOCK 72 AND THE WEST RIGHT-OF-WAY LINE OF STEELE STREET A DISTANCE OF 149.85 FEET TO THE **POINT OF BEGINNING**, SAID POINT BEING THE NORTHEAST CORNER OF THE SOUTH ½ OF SAID PLOT 5; THENCE CONTINUING SOUTH 00°01'33" WEST ALONG THE EAST LINE OF SAID BLOCK 72 AND THE WEST RIGHT-OF-WAY LINE OF SAID STEELE STREET A DISTANCE OF 245.68 FEET; THENCE NORTH 89°58'27" WEST A DISTANCE OF 110.00 FEET; THENCE SOUTH 00°01'33" WEST A DISTANCE OF 99.83 FEET TO A POINT OF NON-TANGENT CURVE ON THE SOUTH LINE OF BLOCK C OF SAID COLODEN MOOR, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF EAST FIRST AVENUE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, ALONG THE SOUTH

1 LINE OF SAID BLOCK C AND THE NORTH RIGHT-OF-WAY LINE OF SAID EAST FIRST AVENUE,
2 HAVING A CENTRAL ANGLE OF 18°27'17", A RADIUS OF 600.00 FEET AND AN ARC LENGTH
3 OF 193.26 FEET, WHOSE CHORD BEARS NORTH 70°10'58" WEST A DISTANCE OF 192.42
4 FEET TO THE POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF ST. PAUL
5 STREET; THENCE NORTH 29°01'53" EAST ALONG THE EAST RIGHT-OF-WAY LINE OF SAID ST
6 PAUL STREET A DISTANCE OF 53.90 FEET; THENCE NORTH 00°01'53" EAST ALONG THE
7 EAST RIGHT-OF-WAY LINE OF SAID ST. PAUL STREET AND ALONG THE WEST LINE OF SAID
8 BLOCK 72 AND SAID WEST LINE EXTENDED SOUTHERLY, A DISTANCE OF 249.92 FEET TO
9 THE NORTHWEST CORNER OF THE SOUTH 66 2/3 FEET OF SAID PLOT 2; THENCE SOUTH
10 89°57'44" EAST ALONG THE NORTH LINE OF THE SOUTH 66 2/3 FEET OF SAID PLOT 2 A
11 DISTANCE OF 124.84 FEET TO THE NORTHEAST CORNER OF THE SOUTH 66 2/3 FEET OF
12 SAID PLOT 2 AND THE WEST LINE OF THE EXISTING 15 FOOT ALLEY; THENCE THE
13 FOLLOWING FIVE (5) COURSES ALONG THE WEST, SOUTH AND EAST LINES OF SAID
14 EXISTING ALLEY:

- 15
- 16 1. THENCE SOUTH 00°01'53" WEST A DISTANCE OF 23.71 FEET;
- 17 2. THENCE SOUTH 09°58'07" EAST A DISTANCE OF 29.47 FEET;
- 18 3. THENCE SOUTH 00°01'53" WEST A DISTANCE OF 90.36 FEET;
- 19 4. THENCE SOUTH 89°58'07" EAST A DISTANCE OF 9.88 FEET TO A POINT ON THE EAST LINE
- 20 OF SAID EXISTING ALLEY, SAID POINT BEING ON THE WEST LINE OF SAID PLOT 6;
- 21 5. THENCE NORTH 00°01'53" EAST ALONG THE EAST LINE OF SAID EXISTING ALLEY AND
- 22 ALONG THE WEST LINE OF SAID PLOTS 6 AND 5 A DISTANCE OF 126.46 FEET TO THE
- 23 NORTHWEST CORNER OF THE SOUTH ½ OF SAID PLOT 5;
- 24

25 THENCE SOUTH 89°57'48" EAST ALONG THE NORTH LINE OF THE SOUTH ½ OF SAID PLOT 5
26 A DISTANCE OF 125.06 FEET TO THE **POINT OF BEGINNING**.

27
28 CONTAINING 78,691 SQUARE FEET OR 1.8065 ACRES.

29
30 in addition thereto those portions of all abutting public rights-of-way, but only to the centerline
31 thereof, which are immediately adjacent to the aforesaid specifically described area.

32
33 **Section 3.** That this ordinance shall be recorded by the Manager of Community Planning
34 and Development in the real property records of the Denver County Clerk and Recorder.

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36 **BALANCE OF PAGE INTENTIONALLY LEFT BLANK**

1 COMMITTEE APPROVAL DATE: April 15, 2015.

2 MAYOR-COUNCIL DATE: April 21, 2015.

3 PASSED BY THE COUNCIL: _____, 2015

4 _____ - PRESIDENT

5 APPROVED: _____ - MAYOR _____, 2015

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

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

10 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: April 13, 2015

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: _____, 2015