

BY AUTHORITY

ORDINANCE NO. _____
SERIES OF 2017

COUNCIL BILL NO. CB17-0263
COMMITTEE OF REFERENCE:
Land Use, Transportation & Infrastructure

A BILL

For an ordinance changing the zoning classification for 3033 East 1st Avenue in Cherry Creek.

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 C-CCN-8 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 PUD #55.
- b. It is proposed that the land area hereinafter described be changed to C-CCN-8.

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 #55 to C-CCN-8:

LEGAL DESCRIPTION

A PARCEL OF LAND BEING PLOTS 1, 2, 3, 4, 5, 6, A1/2, B1/2, BLOCK 71, HARMAN'S SUBDIVISION TOGETHER WITH THE VACATED ALLEY WITHIN SAID BLOCK 71, AND A PART OF BLOCK C, COLODEN MOOR SUBDIVISION AND A PART OF VACATED FIRST AVENUE ADJACENT TO SAID PARCELS: BEGINNING AT THE NORTHWEST CORNER OF SAID BLOCK 71 OF HARMAN'S SUBDIVISION; THENCE EASTERLY ALONG THE NORTH LINE OF SAID BLOCK 71 A DISTANCE OF 264.85 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 71; THENCE ALONG THE EAST LINE OF SAID BLOCK 71 ON AN INTERIOR ANGLE TO THE LEFT OF 90°02'35" FROM THE LAST DESCRIBED COURSE A DISTANCE OF 352.71 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 71, BEING A POINT ON THE NORTH LINE OF SAID BLOCK C, COLODEN MOOR; THENCE CONTINUING ON THE EXTENSION OF THE LAST DESCRIBED COURSE A DISTANCE OF 10.00 FEET; THENCE ON AN INTERIOR ANGLE TO THE LEFT OF 151°00'00" FROM THE LAST DESCRIBED COURSE AND ALONG A LINE NON-TANGENT TO THE FOLLOWING DESCRIBED CURVE A DISTANCE OF 39.26 FEET TO A ON THE SOUTHERLY LINE OF SAID BLOCK C; THENCE ALONG THE SOUTHERLY LINE OF SAID BLOCK C ALONG THE ARC OF A NONTANGENT CURVE TO THE LEFT, THE TANGENT OF WHICH FORMS AN INTERIOR ANGLE TO THE LEFT OF 96°53'32" FROM THE LAST DESCRIBED COURSE, SAID CURVE HAVING A CENTRAL ANGLE OF 10°24'43", A

1 RADIUS OF 609.57 FEET A DISTANCE OF 110.77 FEET TO A POINT ON THE WEST LINE OF SAID
2 PLOT B1/2 EXTENDED SOUTHERLY; THENCE ALONG SAID EXTENDED LINE ON AN INTERIOR
3 ANGLE TO THE LEFT OF 101°42'11" FROM THE TANGENT OF THE LAST DESCRIBED CURVE A
4 DISTANCE OF 2.42 FEET TO A POINT 10.00 FEET SOUTH OF THE SOUTH LINE OF SAID BLOCK
5 71; THENCE ON AN INTERIOR ANGLE TO THE LEFT OF 269°52'57" FROM THE LAST DESCRIBED
6 COURSE, PARALLEL WITH AND 10 FEET SOUTH OF THE SOUTH LINE OF SAID BLOCK 71 A
7 DISTANCE OF 15.00 FEET TO A POINT ON THE EAST LINE OF SAID PLOT A1/2 EXTENDED
8 SOUTHERLY; THENCE ALONG SAID EXTENDED LINE ON AN INTERIOR ANGLE TO THE LEFT OF
9 270°07'03" FROM THE LAST DESCRIBED COURSE A DISTANCE OF 10.00 FEET TO A POINT 20.00
10 FEET SOUTH OF SAID SOUTH LINE OF BLOCK 71; THENCE ON AN INTERIOR ANGLE TO THE
11 LEFT OF 89°52'57" FROM THE LAST DESCRIBED COURSE PARALLEL WITH AND 20.00 FEET
12 SOUTH OF SAID SOUTH LINE OF BLOCK 71 A DISTANCE OF 124.88 FEET TO A POINT ON THE
13 WEST LINE OF SAID PLOT A1/2 EXTENDED SOUTHERLY; THENCE ALONG SAID EXTENDED
14 WEST LINE ON AN INTERIOR ANGLE TO THE LEFT OF 90°07'30" A DISTANCE OF 20.00 FEET TO
15 THE SOUTHWEST CORNER OF SAID BLOCK 71; THENCE CONTINUING ON THE LAST
16 DESCRIBED COURSE ALONG THE WEST LINE OF SAID BLOCK 71 A DISTANCE OF 352.40 FEET
17 TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

18
19 in addition thereto those portions of all abutting public rights-of-way, but only to the centerline
20 thereof, which are immediately adjacent to the aforesaid specifically described area.

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

23 COMMITTEE APPROVAL DATE: March 7, 2017

24 MAYOR-COUNCIL DATE: March 14, 2017

25 PASSED BY THE COUNCIL: _____

26 _____ - PRESIDENT

27 APPROVED: _____ - MAYOR _____

28 ATTEST: _____ - CLERK AND RECORDER,
29 EX-OFFICIO CLERK OF THE
30 CITY AND COUNTY OF DENVER

31 NOTICE PUBLISHED IN THE DAILY JOURNAL: _____;

32 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: March 16, 2017

33 Pursuant to Section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the office of
34 the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed
35 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to
36 § 3.2.6 of the Charter.

37 Kristin M. Bronson, Denver City Attorney

38 BY:  _____, Assistant City Attorney DATE: Mar 16, 2017