

BY AUTHORITY

ORDINANCE NO. 587  
SERIES OF 2009

COUNCIL BILL NO. 538

COMMITTEE OF REFERENCE:  
Blueprint Denver

A BILL

**For an ordinance changing the zoning classification for 2166 15<sup>th</sup> Street to a Planned Unit Development District (PUD).**

**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 justified either by changed or changing conditions or to correct manifest error in the prior zoning and is necessary to promote the public health, safety and general welfare;

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

**Section 1.** That the zoning classification for the land areas in the City and County of Denver described as follows or included within the following boundaries shall be and hereby is changed from R-MU-30 with waivers and a condition to PUD:

**LEGAL DESCRIPTION OF PARCEL 1 & PARCEL 2:** CONTAINING AN COMBINED AREA OF 1.2084 ACRES (52,638.72 SQ. FT.)

**PARCEL 1:** LEGAL DESCRIPTION PER TITLE COMMITMENT NUMBER S0010849-1-E: CONTAINING AN AREA OF 0.9322 ACRES (40,605.72 SQ. FT.)

THAT PART OF THE NE 1/4 NW 1/4 OF SECTION 33, IN TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF CHERRY CREEK AS ESTABLISHED BY ORDINANCE NO. 86 OF THE CITY AND COUNTY OF DENVER, SERIES 1903, SAID POINT BEING THE POINT OF INTERSECTION OF SAID NORTHEASTERLY LINE OF CHERRY CREEK AND A LINE PARALLEL WITH THE NORTHWESTERLY LINE OF CHESTNUT STREET AND 863.7 FEET NORTHWESTERLY THEREFROM; THENCE NORTHEASTERLY ALONG A LINE PARALLEL WITH SAID NORTHWESTERLY LINE OF CHESTNUT STREET, 286 FEET TO A POINT IN THE SOUTHWESTERLY LINE OF 15TH STREET, SAID POINT BEING 863.7 FEET NORTHWESTERLY MEASURED ALONG SAID SOUTHWESTERLY LINE OF 15TH STREET FROM THE MOST EASTERLY CORNER OF BLOCK 5, EAST DENVER; THENCE SOUTHEASTERLY 125 FEET, MORE OR LESS, ALONG THE SOUTHWESTERLY LINE OF 15TH STREET TO A POINT 738 FEET NORTHWESTERLY MEASURED ALONG SAID SOUTHWESTERLY LINE OF 15TH STREET FROM THE MOST EASTERLY CORNER OF SAID BLOCK 5; THENCE SOUTHWESTERLY 357 FEET, MORE OR LESS, PARALLEL WITH THE NORTHWESTERLY LINE OF CHESTNUT STREET TO A POINT ON THE SAME NORTHEASTERLY LINE OF CHERRY CREEK; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF CHERRY CREEK, 144 FEET TO THE PLACE OF BEGINNING.

CITY AND COUNTY OF DENVER  
STATE OF COLORADO

**PARCEL 2:** PROPERTY DESCRIPTION OF A 0.2762 ACRES (12,033 SQ. FT.) VACATED ROW PARCEL



2009140492

Page: 1 of 3  
10/26/2009 09:31A

's PUDs\APP 2009I-000117.2166 15th St.doc

1 A PARCEL OF LAND BEING THAT PART OF VACATED LITTLE RAVEN STREET VACATED BY ORDINANCE 465 OF 2005  
2 IN THE NE 1/4 NW 1/4 OF SECTION 33, IN TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6<sup>TH</sup> P.M., MORE  
3 PARTICULARLY DESCRIBED AS FOLLOWS:  
4  
5

6 BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF 15<sup>TH</sup> STREET BEING THE EASTERLY MOST CORNER OF  
7 THE PARCEL OF RECORD AT RECEPTION NUMBER 2004223086, RECORDS OF THE RECORDER'S OFFICE, CITY AND  
8 COUNTY OF DENVER, ALSO BEING 738 FEET NORTHWESTERLY MEASURED ALONG THE SOUTHWESTERLY LINE OF  
9 15<sup>TH</sup> STREET FROM THE MOST EASTERLY CORNER OF BLOCK 5 EAST DENVER, SAID POINT ALSO BEING AT THE  
10 CORNER OF THE VACATED RIGHT-OF-WAY OF LITTLE RAVEN STREET AS ESTABLISHED BY ORDINANCE 465 OF  
11 SERIES 2005; THENCE ALONG SAID VACATED RIGHT-OF-WAY LINE THE FOLLOWING 5 COURSES: SOUTH  
12 45°06'12" EAST ALONG SAID SOUTHWESTERLY LINE OF 15<sup>TH</sup> STREET, 2.95 FEET TO THE POINT OF CURVATURE  
13 OF A TANGENT CURVE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 20.00  
14 FEET AND A CENTRAL ANGLE OF 86°43'35", A CHORD BEARING S01°44'24"E A DISTANCE OF 27.46 FEET AND AN  
15 ARC DISTANCE OF 30.27 FEET; THENCE SOUTH 41°37'23" WEST, 332.44 FEET TO AN ANGLE POINT; THENCE  
16 SOUTH 45°53'10" EAST, 4.07 FEET TO AN ANGLE POINT; THENCE SOUTH 43°21'38" WEST, 29.77 FEET TO THE  
17 POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT ON THE NORTHEASTERLY LINE OF CHERRY  
18 CREEK AS ESTABLISHED BY ORDINANCE NO. 86 OF THE CITY AND COUNTY OF DENVER, SERIES 1903; THENCE  
19 DEPARTING SAID LITTLE RAVEN STREET RIGHT-OF-WAY ALONG SAID CURVE TO THE RIGHT ALONG THE  
20 NORTHEASTERLY LINE OF SAID CHERRY CREEK, HAVING A RADIUS OF 313.39 FEET, A CENTRAL ANGLE OF  
21 09°23'33" AND A CHORD BEARING NORTH 19°56'50" WEST 51.32 FEET AND AN ARC DISTANCE OF 51.37 FEET;  
22 THENCE N15°15'03 W 0.56 FEET TO A POINT AT THE INTERSECTION OF SAID NORTHEASTERLY LINE OF CHERRY  
23 CREEK AND A LINE PARALLEL WITH AND 738 DISTANT FROM THE NORTHWESTERLY LINE OF CHESTNUT STREET  
24 AS DESCRIBED IN SAID DOCUMENT FOUND IN RECEPTION NUMBER 2004223086; THENCE NORTH 44°55'28" EAST  
25 ALONG SAID PARALLEL LINE, 358.36 FEET TO THE PLACE OF BEGINNING.  
26

27 CITY AND COUNTY OF DENVER  
28 STATE OF COLORADO  
29 Revised 7-30-09  
30

31 NOTE: BASIS OF BEARINGS: THE CITY AND COUNTY OF DENVER 20 FOOT RANGE LINE IN 15<sup>TH</sup> STREET, BEING  
32 MONUMENTED AT THE NORTH END IN 15<sup>TH</sup> STREET BY A FOUND 3-1/4" ALUMINUM CAP STAMPED "W.C., 211.23',  
33 1/4, 28/33, T3S, R68W, LS 23881, 1992" IN A RANGE BOX AND AT THE SOUTH END AT THE INTERSECTION OF 15<sup>TH</sup>  
34 STREET AND LITTLE RAVEN STREET BY A FOUND 2 INCH ALUMINUM CAP STAMPED "ENG. SURV. CO., PLS 17669"  
35 IN A RANGE BOX, ASSUMED TO BEAR S 45°06'12" E.  
36

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

39 **Section 2.** The complete application with such supporting material as designated by the  
40 Zoning Committee of the City Council filed in the Office of the City Clerk of the City and County of  
41 Denver, on September 16, 2009, in the City Clerk Filing No. 09-847 be and hereby is adopted and  
42 approved as the District Plan for the development of the land area hereinabove described.

43 **Section 3.** Said District Plan together with a Site Plan, as provided in Chapter 59 of the  
44 Denver Revised Municipal Code, shall regulate the use and development of the land area  
45 hereinabove described.

46 **Section 4.** None of the land area hereinabove described shall be used or occupied and  
47 no structure or structures shall be designed, erected, altered, used or occupied thereon except in

1 conformity with all provisions of said District Plan and Site Plan, and except upon performance of all  
2 conditions therein set forth.

3 **Section 5.** This Ordinance shall be recorded by the Department of Zoning Administration  
4 among the records of the Clerk and Recorder of the City and County of Denver.

5 COMMITTEE APPROVAL DATE: September 10, 2009

6 MAYOR-COUNCIL DATE: \_\_\_\_\_, 2009

7 PASSED BY THE COUNCIL October 19 \_\_\_\_\_ 2009

8 Jeanne R. [Signature] - PRESIDENT

9 APPROVED: [Signature] - MAYOR October 20, 2009

10 ATTEST: [Signature] - CLERK AND RECORDER,  
11 EX-OFFICIO CLERK OF THE  
12 CITY AND COUNTY OF DENVER

13 NOTICE PUBLISHED IN THE DAILY JOURNAL Sept. 25, 2009; Oct. 23, 2009

14 PREPARED BY: KAREN A. AVILES, ASSISTANT CITY ATTORNEY, \_\_\_\_\_, 2009

15 Pursuant to section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the office of  
16 the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed  
17 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to  
18 § 3.2.6 of the Charter.

19 David R. Fine, City Attorney

20 BY: [Signature], Assistant City Attorney DATE: 9-16, 2009

