

1 **BY AUTHORITY**

2 ORDINANCE NO.
3 SERIES OF 2009

COUNCIL BILL NO. 342
COMMITTEE OF REFERENCE:
4 BLUEPRINT DENVER

5 **A BILL**

6 **For an ordinance changing the zoning classification for approximately 7699 E.
7 Belleview Avenue and 7701 E. Belleview Avenue.**

8
9 **WHEREAS**, the City Council has determined, based on evidence and testimony presented at
10 the public hearing, that the map amendment set forth below conforms with applicable City laws, is in
11 accordance with the Comprehensive Plan, is justified either by changed or changing conditions or to
12 correct manifest error in the prior zoning and is necessary to promote the public health, safety and
13 general welfare;

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

16 **Section 1.** That the zoning classification of the area in the City and County of Denver
17 described as follows or included within the following boundaries shall be and hereby is changed from
18 Arapahoe County to B-8.

MINOR SUBDIVISION ADJUSTMENT PARCEL 1:

A PARCEL OF LAND BEING A PART OF LOT 9, BLOCK 8, A SUBDIVISION OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 67 WEST, AS PLATTED IN ARAPAHOE COUNTY AND RECORDED MAY 19, 1908 IN BOOK 1, PAGE 48 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 9, BLOCK 8, A SUBDIVISION OF SECTION 9;

THENCE ALONG THE SOUTH LINE OF SAID LOT 9 AND THE NORTH RIGHT-OF-WAY LINE OF BELLEVIEW AVENUE, SOUTH 89°27'50" WEST, A DISTANCE OF 200.00 FEET;

THENCE DEPARTING SAID SOUTH LINE AND SAID NORTH RIGHT-OF-WAY LINE, NORTH 00°11'10" WEST, A DISTANCE OF 150.00 FEET;

THENCE NORTH 89°27'50" EAST, A DISTANCE OF 200.00 FEET TO THE EAST LINE OF SAID LOT 9;

THENCE ALONG SAID EAST LINE, SOUTH 00°11'10" EAST, A DISTANCE OF 150.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.689 ACRES, (30,000 SQUARE FEET), MORE OR LESS.

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2 **and**

MINOR SUBDIVISION ADJUSTMENT PARCEL 2:

A PARCEL OF LAND BEING A PART OF LOT 8, BLOCK 7, A SUBDIVISION OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 67 WEST, AS PLATTED IN ARAPAHOE COUNTY AND RECORDED MAY 19, 1908 IN BOOK 1, PAGE 48 IN THE RECORDS OF THE ARAPAHOE COUNTY CLERK AND RECORDER, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ARAPAHOE, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 8, BLOCK 7, A SUBDIVISION OF SECTION 9;

THENCE ALONG THE WEST LINE OF SAID LOT 8, NORTH 00°11'10" WEST, A DISTANCE OF 165.00 FEET;

THENCE DEPARTING SAID WEST LINE, PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF BELLEVIEW AVENUE, NORTH 89°27'50" EAST, A DISTANCE OF 165.00 FEET;

THENCE SOUTH 29°46'10" EAST, A DISTANCE OF 88.24 FEET;

THENCE SOUTH 01°07'16" EAST, A DISTANCE OF 88.00 FEET TO THE SOUTH LINE OF SAID LOT 8 AND THE NORTH RIGHT-OF-WAY LINE OF BELLEVIEW AVENUE;

THENCE ALONG SAID SOUTH LINE AND SAID NORTH RIGHT-OF-WAY LINE, SOUTH 89°27'50" WEST, A DISTANCE OF 210.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING AN AREA OF 0.752 ACRES, (32,798 SQUARE FEET), MORE OR LESS.

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

Section 2. That this ordinance shall be recorded by the Department of Zoning Administration among the records of the Clerk and Recorder of the City and County of Denver.

COMMITTEE APPROVAL DATE: January 28, 2009 MAYOR-COUNCIL DATE: February 3, 2009

PASSED BY THE COUNCIL _____ 2009

_____ - PRESIDENT

APPROVED: _____ - MAYOR _____ 2009

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

NOTICE PUBLISHED IN THE DAILY JOURNAL _____ 2009; _____ 2009

PREPARED BY: KAREN AVILES, ASSISTANT CITY ATTORNEY, February 3, 2009

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

1 § 3.2.6 of the Charter.

2 David R. Fine, City Attorney

3 BY: _____, Assistant City Attorney DATE: February 26, 2009