

ORDINANCE NO. 899

AN ORDINANCE RELATING TO THE REZONING OF 40 ACRES OF PROPERTY, LOCATED IN THE VICINITY OF U.S. HWY. 6 TO BE ADDED TO THE GOLDEN BUSINESS PARK P.U.D., AND AMENDING THE ZONING MAPS OF THE CITY OF GOLDEN ACCORDINGLY

WHEREAS, the Central Commercial Group on behalf of the Parfet family has made application to the City of Golden for rezoning of the hereinafter described property from RE to P.U.D. (Commercial Development District) to permit the development of commercial uses; and

WHEREAS, public hearings on the rezoning have been held before the Planning Commission and the City Council and the application is complete and in accordance with rezoning procedures and regulations of the City of Golden.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GOLDEN, COLORADO:

Section 1. The hereinafter described property located in the City of Golden, County of Jefferson, State of Colorado, described in Exhibit "A" hereto and incorporated herein by this reference be and the same is changed and rezoned from RE (Residential Estate) to P.U.D. (Planned Unit Development) (Community Development District) for development of commercial uses. The P.U.D. shall be added to and shall be known as the Golden Business Park and the Final Development Plan regulations and covenants hereby approved will be executed as specified by the City Council of the City of Golden, Colorado. The zone district map areas adopted by Ordinance No. 454 of the City of Golden be and the same are hereby amended to show the said property to be zoned P.U.D. (Planned Unit Development) (Community Development District).

Section 2. All ordinances and portions of ordinances in conflict herewith are hereby repealed.

Introduced, read and ordered published this 8th day of July _____, 1982.

Adopted, approved and ordered published this 22nd day of July _____, 1982.

Dr. Ruth A. Maurer
Mayor

ATTEST:

Sharon L. Bennetts

EXHIBIT "A"

A parcel of land lying in Section 3, Township 4 South, Range 70 West of the Sixth Principal Meridian, City of Golden, County of Jefferson, State of Colorado, more particularly described as follows:

Beginning at the most westerly corner of Golden Business Park, as recorded at Reception No. 81093924, in the records of the office of the Clerk and Recorder of Jefferson County, Colorado, whence the northeast corner of the southeast one-quarter of said Section 3 bears south 89°44'45" east, a distance of 1788.57 feet; thence south 33°19'05" east, along the westerly line of said Golden Business park, a distance of 869.13 feet to a point on the west line of the east one-half of the southeast one-quarter of said Section 3; thence south 0°28'48" east, along said west line, and along the westerly line of said Golden Business Park, a distance of 211.14 feet to a point on the north right-of-way line of West sixth Avenue access road, being a point on a non-tangent curve, having a radial bearing of north 30°48'01" east; thence along the north right-of-way line of West Sixth Avenue access road, the following three (3) courses:

- (1) Along the arc of said curve to the right, having a radius of 242.00 feet and a central angle of 19°21'46", a distance of 81.78 feet to a point of tangent;
- (2) North 39°50'13" west, a distance of 102.55 feet to a point of curve;
- (3) Along the arc of said curve to the left, having a radius of 183.00 feet and a central angle of 103°15'59", a distance of 329.83 feet to a point on the northeasterly right-of-way line of State Highway 6, being a point of non-tangent curve, having a radial bearing of north 27°53'32" east;

thence along said northeasterly right-of-way line, and along the arc of said curve to the right, having a radius of 1785.00 feet and a central angle of 28°17'51", a distance of 881.58 feet to a point of tangent; thence north 33°48'37" west, continuing along said northeasterly right-of-way line, a distance of 1851.03 feet to a point on the north line of the southeast one-quarter of the north-west one-quarter of said Section 3, said point being also on the south line of a parcel of land described in Book 8201 at Page 120, in the records of the office of the Clerk and Recorder of Jefferson County, Colorado; thence south 89°48'14" east, along said south line, a distance of 22.00 feet to the southeast corner of said parcel; thence north 1°17'28" east, along the east line of said parcel, a distance of 283.40 feet to a point on the south line extended of a parcel of land described in Book 8010 at Page 1083, in said Jefferson County Records; thence south 89°48'14" east, along said south line extended and the south line of said parcel, a distance of 724.11 feet to a point on the west line of

I, Sharon L. Bennetts, City Clerk of the City of Golden, Colorado, do hereby certify that the foregoing ordinance was introduced and read at a regular meeting of the City Council of said City, held on the 8th day of July, 1982, and was published as a proposed ordinance in The Colorado Transcript, legal newspaper, as the law directs seven days or more prior to its passage; and, that on the 22nd day of July, 1982, the said proposed ordinance was read and passed by the City Council at a regular meeting and ordered published in the aforesaid newspaper as the law directs.

Witness my hand and official seal of the City of Golden, Colorado, this 23rd day of July, A.D., 1982.

ATTEST:

Sharon L. Bennetts, City Clerk
of the City of Golden, Colorado

(S E A L)