

ORDINANCE NO. 825

AN ORDINANCE RELATING TO THE REZONING OF PROPERTY LOCATED IN SECTION 11, TOWNSHIP 4 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN, IN THE VICINITY OF INTERSTATE 70 AND ROONEY ROAD, AND AMENDING THE ZONING MAPS OF THE CITY OF GOLDEN ACCORDINGLY

WHEREAS, Interstates-Denver West, a Colorado Joint Venture, has made application to the City of Golden for rezoning of the hereinafter described property from RE to P.U.D. (Community Development District) to permit the development of commercial and light industrial uses; and

WHEREAS, public hearings on the rezoning have been held before the Planning Commission and City Council, and the application is complete and in accordance with the Planned Unit Development 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 hereby changed and rezoned from RE (Single Family) to P.U.D. (Planned Unit Development) (Community Development District) for commercial and light industrial use. The P.U.D. shall be known as the Interstates-Denver West Joint Venture Development Plan and the Final Development Plan regulations and covenants will be executed as specified by the City Council of the City of Golden, Colorado. The zone district maps as adopted by Ordinance No. 454 of the City of Golden be and the same are hereby amended to show the said property to be rezoned to P.U.D. (Planned Unit Development).

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 All ordinances and portions of ordinances in conflict herewith are hereby repealed.

Introduced, read and ordered published this 27th day of September, 1979.

Adopted, approved and ordered published this 8th day of November, 1979.

David C. Crawford, Mayor

ATTEST:

EXHIBIT "A"

Land Owned by INTERSTATES-DENVER WEST,
a Colorado Joint Venture

That part of Section 11, Township 4 South, Range 70 West of the 6th Principal Meridian, Jefferson County, Colorado, described as follows:

That portion of the West $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 11, Township 4 South, Range 70 West of the 6th P.M., situated North of the North right-of-way line of Interstate Highway 70.

And the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 11, Township 4 South, Range 70 West of the 6th P.M., EXCEPT a tract described as beginning at a point on the East line of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 11, 48.2 feet South of the Northeast corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 11;
thence North 48.2 feet to the Northeast corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 11;
thence West 1323.4 feet, more or less, to the Northwest corner of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 11;
thence South along the West line of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 11, 32.8 feet;
thence Easterly 1323.4 feet, more or less, to the point of beginning, EXCEPT portion described in Book 1818 at Page 389 of the Jefferson County Records.

A portion of of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 11, Township 4 South, Range 70 West of the 6th P.M., described as follows:

Beginning at the Southeast corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 11;
thence North along the East line of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 11, 1268.8 feet, more or less, to a point 32.8 feet South of the Northeast corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 11;
thence Westerly 383.8 feet to the East line of the tract of land conveyed to A.H. Christiansen and recorded in Book 996, Page 556, Jefferson County Records, at a point 27.4 feet South of the North line of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 11;
thence South along the East line of said Christiansen tract 312.6 feet, more or less, to the Southeast corner of said Christiansen tract;
thence West along the South side of said Christiansen tract 512.5 feet, more or less, to the Southwest corner of said Christiansen tract;
thence North along the West line of said Christiansen tract 300 feet to the Southerly line of U.S. Highway 40; thence Southwesterly along the Southerly line of U.S. Highway 40, 490 feet, more or less, to a point 17.5 feet East of the West line of the SE $\frac{1}{4}$ of said Section 11;

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 27th day of September, 1979, and was published as a proposed ordinance in The Daily Transcript, legal newspaper, as the law directs seven days or more prior to its passage; and, that on the 8th day of November, 1979, the said proposed ordinance was read and passed by the City Council at a regular meeting and ordered published in aforesaid newspaper as the law directs.

Witness my hand and official seal of the City of Golden, Colorado, this 14th day of November, A.D., 1979.

(S E A L)

Attest: _____
City Clerk of the City of Golden,
Colorado