

ORDINANCE NO. 898

AN ORDINANCE RELATING TO THE REZONING OF 2.6 ACRES OF PROPERTY, LOCATED IN THE VICINITY OF U.S. HIGHWAY 40 AND ROONEY ROAD, NOW OWNED BY JOHN ERGER, AND AMENDING THE ZONING MAPS OF THE CITY OF GOLDEN ACCORDINGLY

WHEREAS, John Erger has made application to the City of Golden for rezoning of the hereinafter described property from Jefferson County C-1 to City of Golden C-1 (Commercial 1) 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 the 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 Jefferson County C-1 (Commercial 1) to City of Golden C-1 (Commercial 1) for development of commercial uses. 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 C-1 (Commercial 1) subject to platting at the time of development.

Introduced, read and ordered published this 28th day of June, 1982.

Adopted, approved and ordered published this 29th day of November, 1982.



Ruth A. Maurer

Dr. Ruth A. Maurer
Mayor

Sharon L. Bennetts

Sharon L. Bennetts
City Clerk

Approved as to form:

Russell J. Sindt

Russell J. Sindt
City Attorney

Attest: Shawnl Bennett
City Clerk of the City of
Golden, Colorado



EXHIBIT "A"

LEGAL DESCRIPTION

A part of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 11, T. 4 S., R. 70 W., of the 6th P.M., more particularly described as follows:

Beginning at the SW Corner of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 11; thence N 88° 43' 15" E along the South Line of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 11 a distance of 58.0 feet; thence N 88° 59' 30" E a distance of 405.5 feet more or less to a point on the West Line of a Public Service Company right-of-way; thence N 0° 21' 30" W and along the West Line of said Public Service Company right-of-way a distance of 256.14 feet more or less to a point on a curve, said point lying on the Southerly R.O.W. of U.S. Highway No. 40; thence N 28° 50' 32" W a distance of 100.00 feet to a point on a curve, said point lying on the Northerly R.O.W. of U.S. Highway No. 40; thence southwesterly along a curve to the right, the tangent of said curve forming a deflection angle to the left of 90° 00' 00" from the last described course and along said Northerly R.O.W. Line, said curve having a central angle of 09° 03' 02", a radius of 2815.00 feet, an arc length of 444.66 feet to a point of tangent; thence S 70° 12' 30" W along said tangent and continuing along said Northerly R.O.W. a distance of 42.59 feet; thence S 19° 47' 30" E a distance of 100.00 feet to a point lying on the Southerly R.O.W. Line of U.S. Highway No. 40; thence S 02° 35' 30" W a distance of 60.45 feet to the Point of Beginning, containing 2.63 Acres.