

ORDINANCE NO. 858

AN ORDINANCE RELATING TO THE REZONING OF PROPERTY LOCATED IN SECTION 11, T4S, R70W OF THE 6TH P.M. IN THE CITY OF GOLDEN, COLORADO, IN THE VICINITY OF THE INTERSECTION OF U.S. HIGHWAYS 6 AND 40, OWNED BY INTERPLAZA WEST ASSOCIATES, AND AMENDING THE ZONING MAPS OF THE CITY OF GOLDEN ACCORDINGLY

WHEREAS, Paul D. Barron and Alejandro Topelson on behalf of Interplaza West Associates, a general Partnership, have made application to the City of Golden for rezoning the hereinafter described property from P.U.D. (Mobile Home Park) to P.U.D. (Community Development District) to permit the development of a hotel, restaurant park, office, showroom service and warehouse complex; 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 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 by this reference, be and the same is hereby changed and rezoned from P.U.D. (Mobile Home Park) to P.U.D. (Planned Unit Development) (Community Development District) for hotel, restaurant park, office, showroom service and warehouse complex uses. The P.U.D. shall be known as the Interplaza West Community Development Plan 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 All ordinances and portions of ordinances in conflict herewith are hereby repealed.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 12th day of February, 1981.

Adopted, approved and ordered published this 9th day of April, 1981.

Frank I. Leek, Mayor

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 12th day of February, 1981, 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 9th day of April, 1981, 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 10th day of April, A.D., 1981.

(SEAL)

Attest:

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

EXHIBIT "A"

That portion of the North one-half of Section 11, Township 4 South, Range 70 West, of the 6th Principal Meridian, County of Jefferson, State of Colorado, more particularly described as follows:

Commencing at the Northeast corner of said Section 11; thence Southerly along the East line of said Section 11, a distance of 210.00 feet; thence Westerly at a deflection angle of $89^{\circ}05'00''$ to the Right 75.00 feet to the True Point of Beginning, said point being also the point of intersection of Southerly right-of-way line of West 6th Avenue with the Westerly right-of-way line of Interstate Highway 70; thence Southwesterly along said Westerly right-of-way line of I-70 to the following two (2) courses: (1) at a deflection angle of $68^{\circ}55'33''$ to the Left 1119.43 feet; (2) thence at a deflection angle of $21^{\circ}52'34''$ to the Right 37.70 feet to the South line of the North one-half of the Northeast one-quarter of said Section 11; thence Westerly along said South line at a deflection angle of $47^{\circ}37'30''$ to the Right 839.65 feet; thence Southerly at a deflection angle of $89^{\circ}36'35''$ to the left 48.20 feet; thence Westerly at a deflection angle of $90^{\circ}16'35''$ to the Right 1323.40 feet; thence Northerly at a deflection angle of $89^{\circ}44'54''$ to the Right 32.80 feet to the Southeast corner of the Northeast one-quarter of the Northwest one-quarter of said Section 11; thence Westerly along the South line of said Northeast one-quarter of the Northwest one-quarter at a deflection angle of $90^{\circ}24'54''$ to the Left 93.20 feet to the Southeast corner of that tract of land described in Book 986 at Page 528 of the Jefferson County, Colorado Records; thence Northerly along the East line of said tract of land and parallel to the East line of said Northeast one-quarter of the Northwest one-quarter at a deflection angle of $90^{\circ}24'54''$ to the Right 238.72 feet to a point on the Southeasterly line of that tract of land described in Book 1030 at Page 344 of the Jefferson County, Colorado Records; thence Northeasterly along said Southeasterly line at a deflection angle of $60^{\circ}34'00''$ to the Right 107.01 feet to the Easterly line of said Northeast one-quarter of the Northwest one-quarter; thence Northerly along said Easterly line of the Northeast one-quarter of the Northwest one-quarter at a deflection angle of $60^{\circ}34'00''$ to the Left 114.80 feet to the Southeasterly line of the Colorado State Highway Department right-of-way; thence Northeasterly along said Southeasterly right-of-way line the following seven (7) courses: (1) thence at a deflection angle of $60^{\circ}34'00''$ to the Right 446.57 feet; (2) thence at a deflection angle of $3^{\circ}41'21''$ to the Right 255.13 feet; (3) thence at a deflection angle of $89^{\circ}55'00''$ to the Right 36.00 feet; (4) thence at a deflection angle of $83^{\circ}41'38''$ to the Left 733.40 feet; (5) thence at a deflection angle of $9^{\circ}13'54''$ to the Right 664.30 feet; (6) thence at a deflection angle of $6^{\circ}22'55''$ to the Right 350.75 feet; (7) thence at a deflection angle of $2^{\circ}54'54''$ to the Right 243.41 feet to the True Point of Beginning, containing 47.812 acres, more or less.

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Adopted, approved and ordered published this 9th day of April, 1981.



Frank I. Leek
Frank I. Leek, Mayor

Sharon L. Bennetts
Sharon L. Bennetts, City Clerk

Approved as to form:

Russell J. Sindt
Russell J. Sindt, City Attorney

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Attest: Sharon L. Bennetts
Sharon L. Bennetts, City Clerk of
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