

ORDINANCE NO. 804

AN ORDINANCE RELATING TO THE REZONING
OF PROPERTY LOCATED IN SECTION 10, T4S,
R70W OF THE 6TH P.M., WITHIN THE CITY
OF GOLDEN, COLORADO, NORTH OF THE HERITAGE
SQUARE COMPLEX, WEST OF COUNTY HIGHWAY 93,
AND SOUTH OF WEST 4TH AVENUE EXTENDED, AND
AMENDING THE ZONING MAPS OF THE CITY OF
GOLDEN ACCORDINGLY

WHEREAS, Leon Bachman, by and through ART BUILDERS, INC., has made application to the City of Golden for rezoning of the hereinafter described property from C1 to P.U.D. to permit the residential development of said property; 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 following described property located in the City of Golden, County of Jefferson, State of Colorado, to-wit:

A part of Section 10, Township 4 South, Range 70 West of the Sixth Principal Meridian, County of Jefferson, State of Colorado, described as follows:

Commencing at the Northwest Corner of said Section 10; thence Easterly, 1270.20 feet to the Northeast corner of the West one-half of the Northwest one-quarter of said Section 10; thence Southerly 1308.80 feet to the Northwest corner of the Southeast one-quarter of said Northwest one-quarter, said corner being the Point of Beginning; thence S 88° 17' 00" E and along the North line of the Southeast one-quarter of said Northwest one-quarter, 1294.82 feet; thence S 2° 43' 00" W, 248.91 feet; thence S 88° 17' 00" E, 350.00 feet; thence N 2° 43' 00" E, 228.91 feet to a point 20.00 feet Southerly from the North line of the Southwest one-quarter of the Northeast one-quarter of said Section 10; thence S 88° 17' 00" E and parallel with said North line, 243.45 feet to a point on the Westerly Right-of-Way line of State Highway No. 93; thence S 7° 40' 00" W and along said Right-of-Way line, 79.39 feet to a point of curve; thence along said Right-of-Way line and along a curve to the left having a radius of 456.30 feet, a central angle of 32° 58' 00", 262.50 feet to a point of tangent; thence S 25° 12' 00" E and along said Right-of-Way line and along said tangent, 956.60 feet to a point of curve; thence along said Right-of-Way line and along a curve to the right having a radius of 832.70 feet, a central angle of 15° 13' 00", 221.20 feet; thence S 60° 15' 21" W, 170.76 feet; thence S 46° 24' 00" W, 350.00 feet; thence N 43° 36' 00" W, 150.00 feet; thence S 46° 24' 00" W, 150.00 feet; thence S 43° 36' 00" E, 50.00 feet; thence S 46° 24' 00" W, 200.00 feet; thence due West 1667.38 feet to a point on the West line of the East one-half of the

be and the same is hereby changed and rezoned from C1 (Limited Commercial) to P.U.D. (Planned Unit Development) (Community Development) for residential development. The P.U.D. will be known as the Heritage Hills Planned Unit Development 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 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 12th day of October, 1978.

Adopted, approved and ordered published this 9th day of November, 1978.

Attest:

David C. Crawford, Mayor

Sharon L. Bennetts, City Clerk

Approved as to form:

Russell J. Sindt, City Attorney

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 October, 1978, and by order of said City Council was published as a proposed ordinance as the law directs, and for more than fifteen days prior to its passage in the Outlook, legal newspaper; and that on the 9th day of November, 1978, the said proposed ordinance was read and passed by the City Council aforesaid, the said meeting being a regular meeting of said City Council, and ordered published in aforesaid newspaper as the law directs.

Witness my hand and official seal of the City of Golden, Colorado, this 15th day of November, 1978.

(SEAL)

Attest:

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