

Approximate Location:
(Geos Neighborhood-Gilligan)
(7031 Indiana Street)

COUNCIL BILL NO. 08-011
ORDINANCE NO. 4116

AN ORDINANCE REZONING CERTAIN LAND WITHIN THE CITY OF ARVADA, GEOS NEIGHBORHOOD-GILLIGAN, FROM JEFFERSON COUNTY A-1 (AGRICULTURAL), TO CITY OF ARVADA PUD-BPR (PLANNED UNIT DEVELOPMENT-BUSINESS, PROFESSIONAL, RESIDENTIAL), AND AMENDING THE OFFICIAL ZONING MAPS OF THE CITY OF ARVADA, COLORADO, 7031 INDIANA STREET

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ARVADA, COLORADO:

Section 1. The following described property is hereby rezoned from Jefferson County A-1 (Agricultural), to City of Arvada PUD-BPR (Planned Unit Development-Business, Professional, Residential):

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF JEFFERSON, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTH HALF OF SAID SECTION 1, WHENCE THE CENTER OF SAID SECTION THEREOF BEARS S00°19'23"E, A DISTANCE OF 1317.60 FEET; THENCE S89°39'54"E, ALONG THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION 1, A DISTANCE OF 472.02 FEET TO A POINT ON A CURVE ON THE NORTH LINE OF ANNEXATION TO THE CITY OF ARVADA AS RECORDED UNDER ORDINANCE NO. 1786, BEING THE POINT OF BEGINNING;

THENCE ALONG A CURVE TO THE RIGHT HAVING A DELTA OF 13°38'02", A RADIUS OF 414.00 FEET, AN ARC LENGTH OF 98.51 FEET AND A CHORD BEARING N29°52'53"E, A DISTANCE OF 98.28 FEET; THENCE S53°18'06"E, A DISTANCE OF 56.00 FEET; THENCE S36°41'54"W, A DISTANCE OF 2.29 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A DELTA OF 132°52'48", A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 34.79 FEET AND A CHORD BEARING S29°44'30"E, A DISTANCE OF 27.50 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG A CURVE TO THE RIGHT

HAVING A DELTA OF 06°10'54", A RADIUS OF 3474.00 FEET, AN ARC LENGTH OF 374.81 FEET AND A CHORD BEARING N86°54'33"E, A DISTANCE OF 374.63 FEET TO A POINT OF NON-TANGENT; THENCE S89°49'11"E, ALONG SAID NON-TANGENT, A DISTANCE OF 139.50 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A DELTA OF 90°10'49", A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.61 FEET AND A CHORD BEARING N45°05'24"E, A DISTANCE OF 21.25 FEET TO A POINT OF TANGENT; THENCE N00°00'00"W, ALONG SAID TANGENT, A DISTANCE OF 1.72 FEET; THENCE S89°59'58"E, A DISTANCE OF 58.00 FEET; THENCE S00°00'00"E, A DISTANCE OF 1.00 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A DELTA OF 89°49'11", A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.51 FEET AND A CHORD BEARING S44°54'36"E, A DISTANCE OF 21.18 FEET TO A POINT OF TANGENT; THENCE S89°49'11"E, ALONG SAID TANGENT, A DISTANCE OF 520.84 FEET; THENCE N89°56'19"E, A DISTANCE OF 543.33 FEET; THENCE S89°49'12"E, A DISTANCE OF 114.37 FEET; THENCE S00°10'49"W, A DISTANCE OF 56.13 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION 1, BEING THE NORTH LINE OF ANNEXATION TO THE CITY OF ARVADA AS RECORDED UNDER ORDINANCE NO. 1299; THENCE N89°39'54"W, ALONG SAID SOUTH LINE AND THE NORTH LINE OF SAID ANNEXATION, A DISTANCE OF 1036.23 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 1, BEING THE NORTHEAST CORNER OF SAID ANNEXATION AS RECORDED UNDER ORDINANCE NO. 1786; THENCE CONTINUING N89°39'54"W, ALONG SAID SOUTH LINE AND THE NORTH LINE OF SAID ANNEXATION, A DISTANCE OF 849.87 FEET TO THE POINT OF BEGINNING.

CONTAINING 95,850 SQUARE FEET OR 2.200 ACRES MORE OR LESS.

*Bearings are based on the South Line of the North Half of the Northeast Quarter of Section 1, Township 3 South, Range 70 West of the Sixth Principal Meridian, being
N 89°39'54" W monumented as shown on the annexation map to be recorded with the county.*

Section 2. The Official Zoning Maps of the City of Arvada are hereby amended in accordance herewith.

Section 3. This ordinance shall be effective fifteen days after publication following final passage.

INTRODUCED, READ, AND ORDERED PUBLISHED this 17th day of March, 2008.

PASSED, ADOPTED, AND APPROVED this 5th day of May, 2008.

Robert G. Frie, Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

Christopher K. Daly, City Attorney

Publication Dates: March 20, 2008
May 8, 2008