

**BY AUTHORITY**

ORDINANCE NO. \_\_\_\_\_  
SERIES OF 2025

COUNCIL BILL NO. CB25-0234  
COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

**A BILL**

**For an ordinance changing the zoning classification for 4141 East 35th Avenue in Northeast Park Hill.**

**WHEREAS**, the City Council has determined, based on evidence and testimony presented at the public hearing, that the map amendment set forth below conforms with applicable City laws, is consistent with the City's adopted plans, is in the public interest, and is consistent with the neighborhood context and the stated purpose and intent of the proposed zone district;

**NOW THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER:**

**Section 1.** That upon consideration of a change in the zoning classification of the land area hereinafter described, Council finds:

- a. The land area hereinafter described is presently classified as OS-B.
- b. It is proposed that the land area hereinafter described be changed to OS-A.

**Section 2.** That the zoning classification of the land area in the City and County of Denver described as follows shall be and hereby is changed from OS-B to OS-A:

A parcel of land situated in the southwest one quarter of Section 19 and the northwest one quarter of Section 30, Township 3 South, Range 67 West of the 6<sup>th</sup> P.M., City and County of Denver, State of Colorado described as follows:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 19;  
THENCE NORTH 89°39'56" EAST ALONG THE SOUTH LINE OF SAID SECTION 19, A DISTANCE OF 50.00 FEET TO THE EAST LINE OF COLORADO BLVD AND THE POINT OF BEGINNING;  
THENCE NORTH 00°04'04" WEST ALONG SAID EAST LINE, A DISTANCE OF 359.32 FEET TO THE SOUTH LINE OF SAID PARCEL DESCRIBED AT RECEPTION NO. 2013029217; THENCE ALONG THE PERIMETER OF SAID PARCEL THE FOLLOWING THREE (12) COURSES:

- 1) NORTH 89°55'56" EAST, A DISTANCE OF 2.00 FEET;
- 2) NORTH 03°15'39" EAST, A DISTANCE OF 310.00 FEET;
- 3) NORTH 00°04'04" WEST, A DISTANCE OF 239.85 FEET;
- 4) NORTH 03°44'46" EAST, A DISTANCE OF 150.39 FEET;
- 5) NORTH 00°04'04" WEST, A DISTANCE OF 190.25 FEET;
- 6) NORTH 44°56'12" EAST, A DISTANCE OF 57.12 FEET;
- 7) NORTH 89°54'55" EAST, A DISTANCE OF 241.88 FEET;
- 8) SOUTH 00°04'02" EAST, A DISTANCE OF 13.50 FEET;
- 9) NORTH 88°43'12" EAST, A DISTANCE OF 100.00 FEET;
- 10) NORTH 63°47'45" EAST, A DISTANCE OF 91.35 FEET;

1 11) NORTH 52°59'52" EAST, A DISTANCE OF 77.66 FEET;  
2 12) NORTH 34°16'55" EAST, A DISTANCE OF 59.92 FEET TO THE SOUTHWEST CORNER  
3 OF PARK HILL TOWN CENTER SUBDIVISION FILING NO. 1 RECORDED AT RECEPTION  
4 NO. 2004129062;  
5 THENCE NORTH 89°55'56" EAST ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 800.00  
6 FEET;  
7 THENCE NORTH 00°04'04" WEST ALONG THE EAST LINE OF SAID PARK HILL TOWN CENTER  
8 SUBDIVISION FILING NO. 1, A DISTANCE OF 1,114.42 FEET TO A POINT ON THE SOUTH LINE  
9 OF SMITH RD;  
10 THENCE ALONG SAID SOUTH LINE AND ALONG THE ARC OF A NON-TANGENT CURVE TO  
11 THE RIGHT AN ARC LENGTH OF 219.71 FEET, SAID CURVE HAVING A RADIUS OF 5,607.93  
12 FEET, A CENTRAL ANGLE OF 02°14'41" AND A CHORD WHICH BEARS SOUTH  
13 87°47'25" EAST A CHORD DISTANCE OF 219.70 FEET TO THE WEST LINE OF THAT PARCEL  
14 DESCRIBED AT RECEPTION NO. 2013029217;  
15 THENCE ALONG THE PERIMETER OF SAID PARCEL THE FOLLOWING SEVEN (7) COURSES:  
16 1) SOUTH 02°46'05" WEST, A DISTANCE OF 3.26 FEET;  
17 2) SOUTH 82°05'50" EAST, A DISTANCE OF 369.97 FEET;  
18 3) SOUTH 78°49'16" EAST, A DISTANCE OF 260.34 FEET;  
19 4) SOUTH 67°50'21" EAST, A DISTANCE OF 49.23 FEET;  
20 5) NORTH 89°08'19" EAST, A DISTANCE OF 81.19 FEET;  
21 6) SOUTH 47°29'27" EAST, A DISTANCE OF 22.71 FEET;  
22 7) SOUTH 15°18'46" EAST, A DISTANCE OF 45.07 FEET TO THE WEST LINE OF DAHLIA  
23 ST;  
24 THENCE ALONG SAID WEST LINE THE FOLLOWING THREE (3) COURSES:  
25 1) SOUTH 00°08'45" EAST, A DISTANCE OF 1,002.52 FEET;  
26 2) SOUTH 00°08'26" EAST, A DISTANCE OF 1,324.77 FEET;  
27 3) SOUTH 00°08'24" EAST, A DISTANCE OF 3.47 FEET TO THE NORTHEAST CORNER OF  
28 THE OVERLOOK AT PARK HILL FILING NO. 1 RECORDED AT RECEPTION NO.  
29 2001067475;  
30 THENCE ALONG THE PERIMETER OF SAID OVERLOOK AT PARK HILL FILING NO. 1 THE  
31 FOLLOWING THREE (3) COURSES:  
32 1) NORTH 82°06'53" WEST, A DISTANCE OF 24.24 FEET;  
33 2) SOUTH 89°39'56" WEST, A DISTANCE OF 486.97 FEET;  
34 3) SOUTH 00°38'08" EAST, A DISTANCE OF 1,263.16 FEET TO THE NORTH LINE OF 35TH  
35 AVE;  
36 THENCE SOUTH 89°38'54" WEST ALONG SAID NORTH LINE, A DISTANCE OF 1892.57 FEET  
37 TO THE EAST LINE OF COLORADO BLVD;  
38 THENCE NORTH 00°00'18" WEST ALONG SAID EAST LINE, A DISTANCE OF 1263.74 FEET TO  
39 THE POINT OF BEGINNING;  
40  
41 SAID PARCEL CONTAINS 6,713,466 SQUARE FEET OR 154.12 ACRES, MORE OR LESS.  
42  
43 BEARINGS ARE BASED ON THE WEST LINE OF THE NORTH HALF OF THE NORTHWEST  
44 QUARTER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL  
45 MERIDIAN ASSUMED AS BEARING SOUTH 00°00'18" EAST.  
46  
47 in addition thereto, those portions of all abutting public rights-of-way, but only to the centerline  
48 thereof, which are immediately adjacent to the aforesaid specifically described area.

**Section 3.** That this ordinance shall be recorded by the Manager of Community Planning and Development in the real property records of the Denver County Clerk and Recorder.

COMMITTEE APPROVAL DATE: April 29, 2025

MAYOR-COUNCIL DATE: N/A

PASSED BY THE COUNCIL: 06/02/2025

*Amesh P. Sanderwal*

- PRESIDENT

APPROVED: *Michael C. Johnston*  
Michael C. Johnston (Jun 6, 2025 13:13 MDT)

- MAYOR 06/06/2025

ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
EX-OFFICIO CLERK OF THE  
CITY AND COUNTY OF DENVER

NOTICE PUBLISHED IN THE DAILY JOURNAL: \_\_\_\_\_ ; \_\_\_\_\_

PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: May 1, 2025

Pursuant to Section 13-9, D.R.M.C., this proposed ordinance has been reviewed by the office of the City Attorney. We find no irregularity as to form and have no legal objection to the proposed ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to § 3.2.6 of the Charter.

Katie J. McLoughlin, Interim City Attorney

BY: *Anshul Bagga*, Assistant City Attorney DATE: 05/01/2025