

**BY AUTHORITY**

ORDINANCE NO. \_\_\_\_\_  
SERIES OF 2021

COUNCIL BILL NO. CB21-0810  
COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

**A BILL**

**For an ordinance changing the zoning classification for 1091 South Parker Road and 7400 East Mississippi Avenue in Windsor.**

**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, furthers the public health, safety and general welfare of the City, will result in regulations and restrictions that are uniform within the S-MU-3 and S-MU-5 districts, is justified by one of the circumstances set forth in Section 12.4.10.8 of the Denver Zoning Code, 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 S-SU-D.
- b. It is proposed that the land area hereinafter described be changed to S-MU-3 and S-MU-5.

**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 S-SU-D to S-MU-5:

PARCEL A  
PLOT 5, SECOND ADDITION TO HUGHES MOUNTAIN VIEW SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

in addition, thereto those portions of all abutting public rights-of-way, but only to the centerline thereof, which are immediately adjacent to the aforesaid specifically described area.

**Section 3.** 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 S-SU-D to S-MU-3:

PARCEL B  
A PORTION OF PLOT 6, SECOND ADDITION TO HUGHES MOUNTAIN VIEW SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

1 BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF SAID LOT WHICH IS 190  
2 FEET NORTHWESTERLY OF THE SOUTHEASTERLY CORNER OF SAID LOT;  
3 THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE, 233.40 FEET TO  
4 THE MOST NORTHERLY CORNER OF SAID LOT;  
5 THENCE SOUTHWESTERLY, 328.1 FEET TO THE MOST WESTERLY CORNER OF  
6 SAID LOT;  
7 THENCE SOUTHEASTERLY ALONG THE WESTERLY LINE OF SAID LOT, 170.2 FEET;  
8 THENCE NORTHEASTERLY TO THE POINT OF BEGINNING.

9  
10 TOGETHER WITH THAT PORTION OF VACATED MISSISSIPPI DRIVE PURSUANT TO  
11 ORDINANCE NO. 192, SERIES OF 1996, RECORDED MARCH 8, 1996 AT RECEPTION  
12 NO. 9600030513, DENVER COUNTY RECORDS.

13  
14 EXCEPT THAT PORTION CONVEYED TO THE CITY AND COUNTY OF DENVER IN  
15 WARRANTY DEED RECORDED AUGUST 9, 1995 AT RECEPTION NO. 9500096269,  
16 DENVER COUNTY RECORDS.

17  
18 in addition, thereto those portions of all abutting public rights-of-way, but only to the centerline  
19 thereof, which are immediately adjacent to the aforesaid specifically described area.

20 **Section 4.** That this ordinance shall be recorded by the Manager of Community Planning and  
21 Development in the real property records of the Denver County Clerk and Recorder.

22 COMMITTEE APPROVAL DATE: July 27, 2021

23 MAYOR-COUNCIL DATE: August 3, 2021

24 PASSED BY THE COUNCIL: \_\_\_\_\_  
25 \_\_\_\_\_ - PRESIDENT

26 APPROVED: \_\_\_\_\_ - MAYOR \_\_\_\_\_

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

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

31 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: August 5, 2021

32 Pursuant to Section 13-9, D.R.M.C., this proposed ordinance has been reviewed by the office of  
33 the City Attorney. We find no irregularity as to form and have no legal objection to the proposed  
34 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to  
35 § 3.2.6 of the Charter.

36 Kristin M. Bronson, Denver City Attorney

37 BY: \_\_\_\_\_, Assistant City Attorney DATE: \_\_\_\_\_