

**BY AUTHORITY**

ORDINANCE NO. \_\_\_\_\_  
SERIES OF 2016

COUNCIL BILL NO. CB16-0597  
COMMITTEE OF REFERENCE:  
Neighborhoods & Planning

**A BILL**

**For an ordinance changing the zoning classification for approximately 99 Monaco Street Parkway.**

**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 G-MX-3 district, 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:

1. That the land area hereinafter described is presently classified as O-1.
2. That the Owner proposes that the land area hereinafter described be changed to G-MX-3.

**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 O-1 to G-MX3:

**Parcel 6**

A part of the Southeast Quarter of Section 8, Township 4 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows;

**COMMENCING** at the East Quarter Corner of said Section 8;  
thence North 89°59’52” West, along the northerly line of said Southeast Quarter of Section 8, a distance of 120.00 feet;  
thence South 00°02’35” West, parallel with and 120.00 feet west of the easterly line of said Southeast Quarter of Section 8, a distance of 30.00 feet to the southerly line of E. 1<sup>st</sup> Ave. and the northwest corner of Lowry Filing No. 3 recorded at Reception Number 9800190950 in the Clerk and Recorder’s Office of said City and County of Denver;  
thence South 00°02’35” West, along the westerly line of said Lowry Filing No. 3 being parallel with and 120.00 feet west of said easterly line of the Southeast Quarter of Section 8, a distance of 381.74 feet to the northwest corner of Lowry Filing No. 1 recorded at Reception Number 9700089555 in said Clerk and Recorder’s Office;  
thence along the westerly lines of said Lowry Filing No. 1 the following three (3) courses:

- 1.) South 00°02’35” West, being parallel with and 120.00 feet west of said easterly line of the Southeast Quarter of Section 8, a distance of 186.54 feet;
- 2.) South 14°00’02” East a distance of 41.21 feet;

1 3.) South 00°02'35" West, being parallel with and 110.00 feet west of said easterly line of the Southeast Quarter  
2 of Section 8, a distance of 651.89 feet to the northeast corner of Lowry Filing No. 2 recorded at Reception  
3 Number 9700172497 in said Clerk and Recorder's Office;

4  
5 thence North 90°00'00" West, along the northerly line of said Lowry Filing No. 2, a distance of 983.87 feet to the  
6 northwest corner of Lowry Filing No. 2 and the northerly line of Bayaud Ave.;

7 thence North 89°59'31" West, along said northerly line of Bayaud Ave., a distance of 986.55 feet to the **POINT OF**  
8 **BEGINNING**;

9 thence North 89°59'31" West, along said northerly line of Bayaud Ave., a distance of 468.48 feet to the easterly line of  
10 S. Monaco St. Parkway;

11 thence North 00°11'21" East, parallel with and 90.00 feet east of the westerly line of said Southeast Quarter and along  
12 said easterly line of S. Monaco St. Parkway, a distance of 792.85 feet;

13 thence North 90°00'00" East a distance of 327.59 feet to the centerline of Magnolia St. and a point of non-tangent curve;

14 thence along said centerline of Magnolia St. the following two (2) courses:

15 1.) along the arc of a curve to the left having a radius of 198.00 feet, a central angle of 28°52'12", an arc length of  
16 99.77 feet and whose chord bears South 65°04'09" East a distance of 98.72 feet;

17 2.) South 79°30'15" East a distance of 76.97 feet to the centerline of proposed Niagara St.;

18 thence along said centerline of Niagara St. the following four (4) courses:

19 1.) South 10°29'45" West a distance of 110.14 feet to a point of curve;

20 2.) along the arc of a curve to the left having a radius of 198.00 feet, a central angle of 10°18'24", an arc length of  
21 35.62 feet and whose chord bears South 05°20'33" West a distance of 35.57 feet;

22 3.) South 00°11'21" West a distance of 199.95 feet to a point of curve;

23 4.) along the arc of a curve to the left having a radius of 198.00 feet, a central angle of 50°34'21", an arc length of  
24 174.77 feet and whose chord bears South 25°05'49" East a distance of 169.15 feet;

25 thence South 39°37'00" West a distance of 117.02 feet;

26 thence South 00°00'29" West a distance of 150.30 feet to the **POINT OF BEGINNING**.

27 Containing 375,740 square feet or 8.626 acres, more or less.

28 **Basis of bearings:** Bearings are based on the northerly line of the Southeast Quarter of Section 8, Township 4 South,  
29 Range 67 West, of the Sixth Principal Meridian, City and County of Denver, State of Colorado as being North 89°59'52"  
30 West. The East Quarter Corner of said Section 8 is a 3 1/4" aluminum cap in a range box stamped BRW INC, PLS  
31 20683. The Center of said Section 8 is a 3 1/4" aluminum cap Witness Corner stamped URS CORP, PLS 20683.

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

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

1 COMMITTEE APPROVAL DATE: August 16, 2016

2 MAYOR-COUNCIL DATE: August 23, 2016

3 PASSED BY THE COUNCIL: \_\_\_\_\_

4 \_\_\_\_\_ - PRESIDENT

5 APPROVED: \_\_\_\_\_ - MAYOR \_\_\_\_\_

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

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

10 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: August 25, 2016

11 Pursuant to Section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the office of  
12 the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed  
13 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to  
14 § 3.2.6 of the Charter.

15 Denver City Attorney

16 BY:  \_\_\_\_\_, Assistant City Attorney DATE: Aug 25, 2016