

BY AUTHORITY

ORDINANCE NO. _____
SERIES OF 2026

COUNCIL BILL NO. CB26-0777
COMMITTEE OF REFERENCE:
Community Planning and Housing

A BILL

For an ordinance changing the zoning classification for 4901 South Monaco Street in Southmoor Park.

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 B-4 with Waivers, UO-1, UO-2.

b. It is proposed that the land area hereinafter described be changed to S-MX-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 B-4 with Waivers, UO-1, UO-2 to S-MX-5:

A parcel of land being a part of Lot 1, Block 2, the 165 Subdivision Filing No. 1, as recorded in plat Book 29 at Page 86 in the City and County of Denver's Clerk and Recorder's Office, said parcel being located in the Southeast 1/4 of Section 8, Township 5 South, Range 67 West of the 6th Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

Commencing at the South ¼ corner of said Section 8;
Thence North 00 degrees 35 minutes 37 Seconds East along the West line of the Southeast 1/4 of Section 8 a distance of 294.51 feet to the point of beginning;
Thence South 90 degrees 00 minutes 00 seconds East a distance of 50.68 feet to a point on a curve from whence the center of said curve bears South 90 degrees 00 minutes 00 seconds East a distance of 77.74 feet;
Thence along said curve to the right having a radius of 77.74 feet, a central angle of 84 degrees 00 minutes 00 seconds an arc distance of 113.97 feet to a point of compound curvature;
Thence along a curve to the right having a radius of 135.04 feet, a central angle of 33 degrees 00 minutes 00 seconds an arc length of 77.78 feet to a point of compound curvature;
Thence along a curve to the right having a radius of 290.42 feet, a central angle of 13 degrees 26 minutes 29 seconds an arc distance of 68.13 feet;
Thence North 40 degrees 26 minutes 29 seconds East a distance of 81.72 feet;
Thence North 90 degrees 00 minutes 00 seconds East a distance of 81.69 feet to a point on the West right-of-way line of South Monaco Street;
Thence North 00 degrees 00 minutes 00 seconds East along said right-of-way line, a distance of 25.00 feet to a point of curvature;

Thence continuing along said right-of- way line along a curve to the right having a radius of 941.47 feet, a central angle of 12 degrees 49 minutes 18 seconds an arc distance of 210.68 feet;
 Thence North 77 degrees 10 minutes 42 seconds West radially, a distance of 27.67 feet;
 Thence North 47 degrees 37 minutes 35 seconds West a distance of 121.73 feet to a point of curvature;
 Thence along a curve to the left having a radius of 45.00 feet a central angle of 42 degrees 22 minutes 25 seconds an arc distance of 33.28 feet to a point of tangency;
 Thence North 90 degrees 00 minutes 00 seconds West a distance of 14.94 feet;
 Thence South 46 degrees 07 minutes 48 seconds West a distance of 37.57 feet;
 Thence North 90 degrees 00 minutes 00 seconds West a distance of 217.06 feet to a point on the West line of the Southeast 1/4 of Section 8;
 Thence South 00 degrees 35 minutes 37 seconds West a distance of 395.64 feet to the point of beginning, Basis of Bearing: the West line of the Southeast 1/4 of Section 8, Township 5 South, Range 67 West being North 00 degrees 35 minutes 37 seconds East, 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 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: June 9, 2026

MAYOR-COUNCIL DATE: June 16, 2026 by Consent

PASSED BY THE COUNCIL: _____

_____ - PRESIDENT

APPROVED: _____ - MAYOR _____

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

NOTICE PUBLISHED IN THE DENVER POST: _____ ; _____

PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: June 18, 2026

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.

Miko Ando Brown, Denver City Attorney

Signed by: Jonathan Griffin, Assistant City Attorney DATE: 6/17/2026 | 4:08 PM MDT
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