

1 **BY AUTHORITY**

2 ORDINANCE NO. \_\_\_\_\_  
3 SERIES OF 2015

COUNCIL BILL NO. CB15-0498  
COMMITTEE OF REFERENCE:  
4 Neighborhoods & Planning

5 **A BILL**

6 **For an ordinance changing the zoning classification for 6502 East Union**  
7 **Avenue.**  
8

9 **WHEREAS**, the City Council has determined, based on evidence and testimony presented  
10 at the public hearing, that the map amendment set forth below conforms with applicable City laws,  
11 is consistent with the City's adopted plans, furthers the public health, safety and general welfare of  
12 the City, will result in regulations and restrictions that are uniform within the S-MX-12 district, is  
13 justified by one of the circumstances set forth in Section 12.4.10.8 of the Denver Zoning Code,  
14 and is consistent with the neighborhood context and the stated purpose and intent of the proposed  
15 zone district;

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

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

- 20 1. That the land area hereinafter described is presently classified as B-4 with waivers and  
21 conditions, UO-1, UO-2.  
22 2. That the Owner proposes that the land area hereinafter described be changed to S-MX-  
23 12.

24 **Section 2.** That the zoning classification of the land area in the City and County of  
25 Denver described as follows shall be and hereby is changed from B-4 with waivers and conditions,  
26 UO-1, UO-2 to S-MX-12:

27 A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 8,  
28 TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE CITY  
29 AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS  
30 FOLLOWS:

31  
32 BASIS OF BEARINGS: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID  
33 SECTION 8 HAVING A BEARING OF NORTH 90°00'00" EAST.  
34

35 COMMENCING AT THE SOUTHEAST CORNER OF ZONE LOT 13, AS DESCRIBED IN THE  
36 DOCUMENT RECORDED UNDER RECEPTION NUMBER 2012116552 IN THE RECORDS OF  
37 THE CLERK AND RECORDER IN THE CITY AND COUNTY OF DENVER;

1 THENCE, ALONG THE EASTERLY BOUNDARY OF SAID ZONE LOT 13, THE FOLLOWING  
2 TWO (2) COURSES;

- 3
- 4 1. NORTH 00°02'57" WEST, A DISTANCE OF 173.25 FEET;
- 5
- 6 2. NORTH 00°16'06" WEST, A DISTANCE OF 127.90 FEET TO THE POINT OF  
7 BEGINNING;
- 8

9 THENCE, CONTINUING NORTH 00°16'06" WEST ALONG SAID EASTERLY BOUNDARY, A  
10 DISTANCE OF 3.29 FEET TO THE SOUTHEAST CORNER OF ZONE LOT 20 AS DESCRIBED  
11 IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER 2012116552 IN THE  
12 RECORDS OF THE CLERK AND RECORDER IN THE CITY AND COUNTY OF DENVER;

13

14 THENCE, ALONG THE EASTERLY BOUNDARY OF SAID ZONE LOT 20, NORTH 00°03'14"  
15 WEST, A DISTANCE OF 168.27 FEET;

16

17 THENCE NORTH 00°47'49" EAST, A DISTANCE OF 558.90 FEET TO A POINT ON THE  
18 SOUTHERLY RIGHT-OF-WAY OF EAST UNION AVENUE, BEING THE BEGINNING OF A  
19 NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1,235.10 FEET, THE  
20 RADIUS POINT OF SAID CURVE BEARS NORTH 06°51'05" WEST;

21

22 THENCE, ALONG SAID SOUTHERLY RIGHT-OF-WAY, THE FOLLOWING THREE (3)  
23 COURSES;

- 24
- 25 1. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°53'34", AN  
26 ARC LENGTH OF 105.47 FEET;
- 27
- 28 2. NORTH 78°15'18" EAST, A DISTANCE OF 55.61 FEET TO THE BEGINNING OF A  
29 TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 90.00 FEET;
- 30
- 31 3. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  
32 101°09'23", AN ARC LENGTH OF 158.90 FEET TO A POINT ON THE WESTERLY  
33 RIGHT-OF-WAY OF SOUTH NIAGARA STREET;
- 34

35 THENCE, ALONG SAID WESTERLY RIGHT-OF-WAY, THE FOLLOWING TWO (2) COURSES;

- 36
- 37 1. SOUTH 00°35'19" EAST, A DISTANCE OF 558.32 FEET;
- 38
- 39 2. SOUTH 00°22'18" EAST, A DISTANCE OF 113.28 FEET;
- 40

41 THENCE NORTH 90°00'00" WEST, A DISTANCE OF 280.88 FEET TO THE POINT OF  
42 BEGINNING.

43

44 CONTAINING AN AREA OF 4.689 ACRES, (204,234 SQUARE FEET), MORE OR LESS.

45

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

