

1 **BY AUTHORITY**

2 ORDINANCE NO. _____
3 SERIES OF 2021

COUNCIL BILL NO. CB21-0333
COMMITTEE OF REFERENCE:
4 Land Use, Transportation & Infrastructure

5 **A BILL**

6 **For an ordinance changing the zoning classification for 3001 South Federal**
7 **Boulevard in Harvey Park South.**

8 **WHEREAS**, the City Council has determined, based on evidence and testimony presented at
9 the public hearing, that the map amendments set forth below conform with applicable City laws, are
10 consistent with the City’s adopted plans, furthers the public health, safety and general welfare of the
11 City, will result in regulations and restrictions that are uniform within the PUD-G 24, PUD-G 25 and
12 U-MX-3 with waivers districts, are justified by one of the circumstances set forth in Section 12.4.10.8
13 of the Denver Zoning Code, and are consistent with the neighborhood context and the stated
14 purpose and intent of the proposed zone districts; and PUD-G 24 and PUD-G 25 meet the criteria
15 set forth in Section 12.4.10.9 of the Denver Zoning Code;

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

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

- 20 a. The land area hereinafter described is presently classified as CMP-EI2.
- 21 b. It is proposed that the land area hereinafter described be changed to PUD-G 24, PUD-
22 G 25 and U-MX-3 with waivers.

23 **Section 2.** That the zoning classification of the land area in the City and County of Denver
24 described as follows shall be and hereby is changed from CMP-EI2 to PUD-G 24:

25 A PARCEL OF LAND SITUATED IN THE WEST HALF OF SECTION 32, TOWNSHIP 4
26 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY
27 OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS
28 FOLLOWS:
29
30 COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 32;
31 THENCE NORTH 75°20'27" WEST, A DISTANCE OF 5.95 FEET TO A POINT ON THE
32 CENTERLINE OF S. FEDERAL BOULEVARD AND THE POINT OF BEGINNING;
33 THENCE SOUTH 89°57'15" WEST, A DISTANCE OF 186.06 FEET TO A POINT OF NON-
34 TANGENT CURVATURE;
35 THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 116.13
36 FEET, SAID CURVE HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF

1 44°21'31", AND A CHORD WHICH BEARS SOUTH 67°22'44" WEST A CHORD
2 DISTANCE OF 113.25 FEET;
3 THENCE NORTH 44°48'02" WEST, A DISTANCE OF 59.51 FEET;
4 THENCE NORTH 45°52'49" WEST, A DISTANCE OF 5.65 FEET;
5 THENCE NORTH 46°57'35" WEST, A DISTANCE OF 245.88 FEET TO A POINT OF NON-
6 TANGENT CURVATURE;
7 THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 17.23
8 FEET, SAID CURVE HAVING A RADIUS OF 150.92 FEET, A CENTRAL ANGLE OF
9 06°32'27", AND A CHORD WHICH BEARS NORTH 43°37'01" WEST A CHORD
10 DISTANCE OF 17.22 FEET;
11 THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 44.86 FEET;
12 THENCE NORTH 52°23'08" WEST, A DISTANCE OF 2.38 FEET TO A POINT OF NON-
13 TANGENT CURVATURE;
14 THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 15.22
15 FEET, SAID CURVE HAVING A RADIUS OF 10.07 FEET, A CENTRAL ANGLE OF
16 86°36'25", AND A CHORD WHICH BEARS SOUTH 83°57'59" WEST A CHORD
17 DISTANCE OF 13.81 FEET TO A POINT OF NON-TANGENT CURVATURE;
18 THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 27.51
19 FEET, SAID CURVE HAVING A RADIUS OF 32.00 FEET, A CENTRAL ANGLE OF
20 49°15'10", AND A CHORD WHICH BEARS SOUTH 64°53'27" WEST A CHORD
21 DISTANCE OF 26.67 FEET;
22 THENCE SOUTH 89°31'02" WEST, A DISTANCE OF 63.67 FEET TO A POINT OF
23 CURVATURE;
24 THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 25.72
25 FEET, SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF
26 73°41'31", AND A CHORD WHICH BEARS SOUTH 52°40'17" WEST A CHORD
27 DISTANCE OF 23.99 FEET;
28 THENCE SOUTH 15°49'31" WEST, A DISTANCE OF 76.59 FEET;
29 THENCE SOUTH 06°28'16" WEST, A DISTANCE OF 125.46 FEET;
30 THENCE SOUTH 06°54'03" WEST, A DISTANCE OF 12.16 FEET;
31 THENCE SOUTH 89°52'50" EAST, A DISTANCE OF 17.53 FEET TO A POINT OF
32 CURVATURE;
33 THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 10.51
34 FEET, SAID CURVE HAVING A RADIUS OF 7.00 FEET, A CENTRAL ANGLE OF
35 86°01'52", AND A CHORD WHICH BEARS SOUTH 46°58'44" EAST A CHORD DISTANCE
36 OF 9.55 FEET;
37 THENCE SOUTH 03°57'48" EAST, A DISTANCE OF 12.71 FEET TO A POINT OF NON-
38 TANGENT CURVATURE;
39 THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF
40 179.41 FEET, SAID CURVE HAVING A RADIUS OF 114.75 FEET, A CENTRAL ANGLE
41 OF 89°35'00", AND A CHORD WHICH BEARS NORTH 49°10'44" WEST A CHORD
42 DISTANCE OF 161.69 FEET;
43 THENCE NORTH 86°09'44" EAST, A DISTANCE OF 18.25 FEET;
44 THENCE NORTH 03°47'14" WEST, A DISTANCE OF 85.15 FEET;
45 THENCE SOUTH 86°15'10" WEST, A DISTANCE OF 13.79 FEET;
46 THENCE NORTH 06°58'47" WEST, A DISTANCE OF 11.82 FEET;
47 THENCE SOUTH 83°01'13" WEST, A DISTANCE OF 11.20 FEET;
48 THENCE NORTH 03°16'47" WEST, A DISTANCE OF 79.16 FEET;
49 THENCE SOUTH 86°28'34" WEST, A DISTANCE OF 49.72 FEET;

1 THENCE NORTH 03°01'23" WEST, A DISTANCE OF 38.12 FEET;
2 THENCE SOUTH 87°00'28" WEST, A DISTANCE OF 24.03 FEET;
3 THENCE NORTH 34°59'18" WEST, A DISTANCE OF 189.64 FEET;
4 THENCE NORTH 00°07'18" EAST, A DISTANCE OF 30.32 FEET;
5 THENCE NORTH 53°18'53" WEST, A DISTANCE OF 25.76 FEET;
6 THENCE SOUTH 35°58'03" WEST, A DISTANCE OF 6.72 FEET;
7 THENCE NORTH 52°06'49" WEST, A DISTANCE OF 2.81 FEET;
8 THENCE SOUTH 87°28'38" WEST, A DISTANCE OF 6.86 FEET;
9 THENCE NORTH 72°57'35" WEST, A DISTANCE OF 5.53 FEET;
10 THENCE NORTH 53°33'06" WEST, A DISTANCE OF 5.45 FEET;
11 THENCE NORTH 33°54'22" WEST, A DISTANCE OF 5.42 FEET;
12 THENCE NORTH 13°54'45" WEST, A DISTANCE OF 6.95 FEET;
13 THENCE NORTH 53°44'27" WEST, A DISTANCE OF 2.83 FEET;
14 THENCE NORTH 36°47'57" EAST, A DISTANCE OF 5.21 FEET;
15 THENCE NORTH 53°12'03" WEST, A DISTANCE OF 92.46 FEET;
16 THENCE NORTH 38°04'28" EAST, A DISTANCE OF 1.67 FEET;
17 THENCE NORTH 52°02'40" WEST, A DISTANCE OF 2.13 FEET;
18 THENCE NORTH 38°17'45" EAST, A DISTANCE OF 2.27 FEET;
19 THENCE NORTH 52°03'17" WEST, A DISTANCE OF 19.88 FEET;
20 THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 160.20 FEET TO A POINT OF NON-
21 TANGENT CURVATURE;
22 THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF
23 193.95 FEET, SAID CURVE HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE
24 OF 55°33'50", AND A CHORD WHICH BEARS NORTH 19°14'01" WEST A CHORD
25 DISTANCE OF 186.44 FEET;
26 THENCE NORTH 08°32'55" EAST, A DISTANCE OF 280.75 FEET;
27 THENCE NORTH 90°00'00" EAST, A DISTANCE OF 122.48 FEET;
28 THENCE SOUTH 48°57'51" EAST, A DISTANCE OF 67.55 FEET;
29 THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 103.13 FEET;
30 THENCE SOUTH 89°58'50" EAST, A DISTANCE OF 180.85 FEET;
31 THENCE NORTH 00°01'10" EAST, A DISTANCE OF 32.97 FEET;
32 THENCE NORTH 89°57'46" EAST, A DISTANCE OF 33.00 FEET;
33 THENCE SOUTH 89°58'50" EAST, A DISTANCE OF 396.60 FEET;
34 THENCE SOUTH 00°01'10" WEST, A DISTANCE OF 280.19 FEET;
35 THENCE NORTH 89°57'25" EAST, A DISTANCE OF 564.02 FEET TO A POINT ON THE
36 CENTERLINE OF S. FEDERAL BOULEVARD;
37 THENCE SOUTH 00°01'10" WEST ALONG SAID CENTERLINE, A DISTANCE OF 591.08
38 FEET TO THE POINT OF BEGINNING.

39
40 SAID PARCEL CONTAINS 781,650 SQUARE FEET OR 17.94 ACRES, MORE OR LESS.

41
42 TOGETHER WITH:

43
44 A PARCEL OF LAND SITUATED IN THE WEST HALF OF SECTION 32, TOWNSHIP 4
45 SOUTH, RANGE 68 WEST
46 OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF
47 COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

48
49 COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 32;

1 THENCE SOUTH 84°14'39" WEST, A DISTANCE OF 716.02 FEET TO THE POINT OF
2 BEGINNING;
3
4 THENCE SOUTH 03°57'48" EAST, A DISTANCE OF 96.13 FEET;
5 THENCE SOUTH 17°46'16" WEST, A DISTANCE OF 149.58 FEET;
6 THENCE NORTH 89°30'53" WEST, A DISTANCE OF 30.95 FEET;
7 THENCE SOUTH 46°37'40" WEST, A DISTANCE OF 20.57 FEET;
8 THENCE NORTH 61°27'47" WEST, A DISTANCE OF 148.06 FEET TO A POINT OF NON-
9 TANGENT CURVATURE;
10 THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF
11 141.42 FEET, SAID CURVE HAVING A RADIUS OF 468.73 FEET, A CENTRAL ANGLE
12 OF 17°17'11", AND A CHORD WHICH BEARS NORTH 47°44'21" WEST A CHORD
13 DISTANCE OF 140.88 FEET;
14 THENCE SOUTH 51°34'19" WEST, A DISTANCE OF 147.01 FEET;
15 THENCE NORTH 37°34'07" WEST, A DISTANCE OF 162.17 FEET;
16 THENCE NORTH 52°25'53" EAST, A DISTANCE OF 270.00 FEET;
17 THENCE NORTH 25°43'52" WEST, A DISTANCE OF 414.97 FEET TO A POINT OF
18 CURVATURE;
19 THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 122.68
20 FEET, SAID CURVE HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF
21 35°08'47", AND A CHORD WHICH BEARS NORTH 43°18'15" WEST A CHORD
22 DISTANCE OF 120.77 FEET TO A POINT OF REVERSE CURVATURE;
23 THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 48.39
24 FEET, SAID CURVE HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF
25 13°51'43", AND A CHORD WHICH BEARS NORTH 53°56'47" WEST A CHORD
26 DISTANCE OF 48.27 FEET;
27 THENCE NORTH 90°00'00" EAST, A DISTANCE OF 160.20 FEET;
28 THENCE SOUTH 52°03'17" EAST, A DISTANCE OF 19.88 FEET;
29 THENCE SOUTH 38°17'45" WEST, A DISTANCE OF 2.27 FEET;
30 THENCE SOUTH 52°02'40" EAST, A DISTANCE OF 2.13 FEET;
31 THENCE SOUTH 38°04'28" WEST, A DISTANCE OF 1.67 FEET;
32 THENCE SOUTH 53°12'03" EAST, A DISTANCE OF 92.46 FEET;
33 THENCE SOUTH 36°47'57" WEST, A DISTANCE OF 5.21 FEET;
34 THENCE SOUTH 53°44'27" EAST, A DISTANCE OF 2.83 FEET;
35 THENCE SOUTH 13°54'45" EAST, A DISTANCE OF 6.95 FEET;
36 THENCE SOUTH 33°54'22" EAST, A DISTANCE OF 5.42 FEET;
37 THENCE SOUTH 53°33'06" EAST, A DISTANCE OF 5.45 FEET;
38 THENCE SOUTH 72°57'35" EAST, A DISTANCE OF 5.53 FEET;
39 THENCE NORTH 87°28'38" EAST, A DISTANCE OF 6.86 FEET;
40 THENCE SOUTH 52°06'49" EAST, A DISTANCE OF 2.81 FEET;
41 THENCE NORTH 35°58'03" EAST, A DISTANCE OF 6.72 FEET;
42 THENCE SOUTH 53°18'53" EAST, A DISTANCE OF 25.76 FEET;
43 THENCE SOUTH 00°07'18" WEST, A DISTANCE OF 30.32 FEET;
44 THENCE SOUTH 34°59'18" EAST, A DISTANCE OF 189.64 FEET;
45 THENCE NORTH 87°00'28" EAST, A DISTANCE OF 24.03 FEET;
46 THENCE SOUTH 03°01'23" EAST, A DISTANCE OF 38.12 FEET;
47 THENCE NORTH 86°28'34" EAST, A DISTANCE OF 49.72 FEET;
48 THENCE SOUTH 03°16'47" EAST, A DISTANCE OF 79.16 FEET;
49 THENCE NORTH 83°01'13" EAST, A DISTANCE OF 11.20 FEET;

1 THENCE SOUTH 06°58'47" EAST, A DISTANCE OF 11.82 FEET;
2 THENCE NORTH 86°15'10" EAST, A DISTANCE OF 13.79 FEET;
3 THENCE SOUTH 03°47'14" EAST, A DISTANCE OF 85.15 FEET;
4 THENCE SOUTH 86°09'44" WEST, A DISTANCE OF 18.25 FEET TO A POINT OF NON-
5 TANGENT CURVATURE;
6 THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 179.41
7 FEET, SAID CURVE HAVING A RADIUS OF 114.75 FEET, A CENTRAL ANGLE OF
8 89°35'00", AND A CHORD WHICH BEARS SOUTH 49°10'44" EAST A CHORD DISTANCE
9 OF 161.69 FEET TO THE POINT OF BEGINNING.

10
11 SAID PARCEL CONTAINS 216,237 SQUARE FEET OR 4.96 ACRES, MORE OR LESS.

12
13 BASIS OF BEARINGS: BEARINGS ARE BASED ON THE ASSUMPTION THAT THE EAST
14 LINE OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE
15 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEARS NORTH 00°01'10" EAST.

16
17 in addition thereto those portions of all abutting public rights-of-way, but only to the centerline thereof,
18 which are immediately adjacent to the aforesaid specifically described area.

19 **Section 3.** That the zoning classification of the land area in the City and County of Denver
20 described as follows shall be and hereby is changed from CMP-EI2 to PUD-G 25:

21 A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 32,
22 TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY
23 AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY
24 DESCRIBED AS FOLLOWS:

25
26 COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 32;
27 THENCE NORTH 87°50'36" WEST, A DISTANCE OF 1,754.50 FEET TO A POINT OF
28 NON-TANGENT CURVATURE AND THE POINT OF BEGINNING;

29
30 THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 19.08
31 FEET, SAID CURVE HAVING A RADIUS OF 495.50 FEET, A CENTRAL ANGLE OF
32 02°12'23", AND A CHORD WHICH BEARS SOUTH 73°46'41" WEST A CHORD
33 DISTANCE OF 19.08 FEET TO A POINT OF REVERSE CURVATURE;

34 THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF
35 116.15 FEET, SAID CURVE HAVING A RADIUS OF 204.50 FEET, A CENTRAL ANGLE
36 OF 32°32'32", AND A CHORD WHICH BEARS SOUTH 88°56'45" WEST A CHORD
37 DISTANCE OF 114.60 FEET TO A POINT OF NON-TANGENT CURVATURE AND TO A
38 POINT ON THE CENTERLINE OF S. IRVING ST;

39 THENCE ALONG SAID CENTERLINE THE FOLLOWING SIX (6) COURSES:

40 1) ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 59.01
41 FEET, SAID CURVE HAVING A RADIUS OF 135.00 FEET, A CENTRAL ANGLE OF
42 25°02'46", AND A CHORD WHICH BEARS NORTH 05°48'08" EAST A CHORD DISTANCE
43 OF 58.54 FEET TO A POINT OF NON-TANGENT CURVATURE;

44 2) ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 151.08
45 FEET, SAID CURVE HAVING A RADIUS OF 335.00 FEET, A CENTRAL ANGLE OF
46 25°50'22", AND A CHORD WHICH BEARS NORTH 06°11'43" EAST A CHORD DISTANCE
47 OF 149.80 FEET;

1 3) NORTH 19°06'52" EAST, A DISTANCE OF 50.00 FEET TO A POINT OF
2 CURVATURE;
3 4) ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 104.46
4 FEET, SAID CURVE HAVING A RADIUS OF 315.00 FEET, A CENTRAL ANGLE OF
5 19°00'00", AND A CHORD WHICH BEARS NORTH 09°36'52" EAST A CHORD DISTANCE
6 OF 103.98 FEET;
7 5) NORTH 00°06'52" EAST, A DISTANCE OF 379.80 FEET TO A POINT OF
8 CURVATURE;
9 6) ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 14.50
10 FEET, SAID CURVE HAVING A RADIUS OF 350.00 FEET, A CENTRAL ANGLE OF
11 02°22'23", AND A CHORD WHICH BEARS NORTH 01°18'03" EAST A CHORD DISTANCE
12 OF 14.49 FEET;
13 THENCE SOUTH 88°00'52" EAST, A DISTANCE OF 128.63 FEET;
14 THENCE SOUTH 00°06'52" WEST, A DISTANCE OF 91.89 FEET;
15 THENCE SOUTH 04°02'11" EAST, A DISTANCE OF 53.48 FEET;
16 THENCE SOUTH 02°03'27" EAST, A DISTANCE OF 36.02 FEET;
17 THENCE SOUTH 05°42'54" WEST, A DISTANCE OF 144.54 FEET;
18 THENCE SOUTH 00°06'52" WEST, A DISTANCE OF 87.15 FEET TO A POINT OF
19 CURVATURE;
20 THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 12.42
21 FEET, SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF
22 14°14'16", AND A CHORD WHICH BEARS SOUTH 07°14'00" WEST A CHORD
23 DISTANCE OF 12.39 FEET;
24 THENCE SOUTH 14°21'08" WEST, A DISTANCE OF 177.03 FEET;
25 THENCE SOUTH 13°11'51" WEST, A DISTANCE OF 72.63 FEET;
26 THENCE SOUTH 14°46'35" EAST, A DISTANCE OF 75.10 FEET TO THE POINT OF
27 BEGINNING.

28 SAID PARCEL CONTAINS 93,046 SQUARE FEET OR 2.14 ACRES, MORE OR LESS.

29 TOGETHER WITH:

30
31
32 A PARCEL OF LAND SITUATED IN THE WEST HALF OF SECTION 32, TOWNSHIP 4
33 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY
34 OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS
35 FOLLOWS:
36

37
38 COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 32;
39 THENCE NORTH 87°35'59" WEST, A DISTANCE OF 1,032.59 FEET TO THE POINT OF
40 BEGINNING;

41
42 THENCE SOUTH 52°25'53" WEST, A DISTANCE OF 270.00 FEET;
43 THENCE SOUTH 37°34'07" EAST, A DISTANCE OF 162.17 FEET;
44 THENCE SOUTH 53°33'22" WEST, A DISTANCE OF 142.50 FEET TO A POINT OF NON-
45 TANGENT CURVATURE;
46 THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 124.05
47 FEET, SAID CURVE HAVING A RADIUS OF 698.34 FEET, A CENTRAL ANGLE OF
48 10°10'41", AND A CHORD WHICH BEARS SOUTH 40°55'25" EAST A CHORD DISTANCE
49 OF 123.89 FEET;

1 THENCE NORTH 47°49'28" EAST, A DISTANCE OF 15.20 FEET TO A POINT OF
2 CURVATURE;
3 THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 5.56
4 FEET, SAID CURVE HAVING A RADIUS OF 4.00 FEET, A CENTRAL ANGLE OF
5 79°40'00", AND A CHORD WHICH BEARS NORTH 87°39'28" EAST A CHORD DISTANCE
6 OF 5.12 FEET TO A POINT OF COMPOUND CURVATURE;
7 THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 13.11
8 FEET, SAID CURVE HAVING A RADIUS OF 14.62 FEET, A CENTRAL ANGLE OF
9 51°22'36", AND A CHORD WHICH BEARS SOUTH 26°49'14" EAST A CHORD DISTANCE
10 OF 12.67 FEET TO A POINT OF NON-TANGENT CURVATURE;
11 THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 29.61
12 FEET, SAID CURVE HAVING A RADIUS OF 19.41 FEET, A CENTRAL ANGLE OF
13 87°23'59", AND A CHORD WHICH BEARS SOUTH 37°48'52" WEST A CHORD
14 DISTANCE OF 26.82 FEET;
15 THENCE NORTH 89°59'11" WEST, A DISTANCE OF 0.63 FEET;
16 THENCE SOUTH 00°00'49" WEST, A DISTANCE OF 17.44 FEET TO A POINT OF NON-
17 TANGENT CURVATURE;
18 THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 89.25
19 FEET, SAID CURVE HAVING A RADIUS OF 492.31 FEET, A CENTRAL ANGLE OF
20 10°23'15", AND A CHORD WHICH BEARS NORTH 86°43'02" WEST A CHORD
21 DISTANCE OF 89.13 FEET;
22 THENCE SOUTH 09°49'31" WEST, A DISTANCE OF 2.47 FEET TO A POINT OF NON-
23 TANGENT CURVATURE;
24 THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF
25 122.34 FEET, SAID CURVE HAVING A RADIUS OF 306.50 FEET, A CENTRAL ANGLE
26 OF 22°52'14", AND A CHORD WHICH BEARS NORTH 68°44'22" WEST A CHORD
27 DISTANCE OF 121.53 FEET;
28 THENCE NORTH 57°18'15" WEST, A DISTANCE OF 301.34 FEET O A POINT ON THE
29 PERIMETER OF THE VILLAGE AT LORETTO HEIGHTS RECORDED AT RECEPTION
30 NO. 1987146151;
31 THENCE ALONG SAID PERIMETER THE FOLLOWING SIX (6) COURSES:
32 1) SOUTH 32°41'45" WEST, A DISTANCE OF 404.78 FEET;
33 2) SOUTH 58°04'44" WEST, A DISTANCE OF 150.00 FEET;
34 3) NORTH 00°06'48" EAST, A DISTANCE OF 150.00 FEET;
35 4) NORTH 89°53'12" WEST, A DISTANCE OF 50.00 FEET;
36 5) SOUTH 00°06'48" WEST, A DISTANCE OF 275.00 FEET;
37 6) SOUTH 58°04'44" WEST, A DISTANCE OF 250.00 FEET;
38 THENCE NORTH 68°58'54" WEST, A DISTANCE OF 25.97 FEET TO A POINT ON THE
39 CENTERLINE OF S. JULIAN WAY AND A POINT OF NON-TANGENT CURVATURE;
40 THENCE ALONG SAID CENTERLINE THE FOLLOWING FIVE (5) COURSES:
41
42 1) ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 145.50
43 FEET, SAID CURVE HAVING A RADIUS OF 375.00 FEET, A CENTRAL ANGLE OF
44 22°13'51", AND A CHORD WHICH BEARS NORTH 11°13'48" EAST A CHORD DISTANCE
45 OF 144.59 FEET;
46 2) NORTH 00°06'52" EAST, A DISTANCE OF 395.59 FEET TO A POINT OF
47 CURVATURE;
48 3) ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 471.35
49 FEET, SAID CURVE HAVING A RADIUS OF 395.00 FEET, A CENTRAL ANGLE OF

1 68°22'12", AND A CHORD WHICH BEARS NORTH 34°17'58" EAST A CHORD DISTANCE
2 OF 443.87 FEET;
3 4) NORTH 68°29'04" EAST, A DISTANCE OF 68.87 FEET TO A POINT OF NON-
4 TANGENT CURVATURE;
5 5) ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 65.90
6 FEET, SAID CURVE HAVING A RADIUS OF 135.00 FEET, A CENTRAL ANGLE OF
7 27°58'05", AND A CHORD WHICH BEARS NORTH 32°18'32" EAST A CHORD DISTANCE
8 OF 65.25 FEET TO A POINT OF NON-TANGENT CURVATURE;
9
10 THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 116.15
11 FEET, SAID CURVE HAVING A RADIUS OF 204.50 FEET, A CENTRAL ANGLE OF
12 32°32'32", AND A CHORD WHICH BEARS NORTH 88°56'45" EAST A CHORD DISTANCE
13 OF 114.60 FEET TO A POINT OF REVERSE CURVATURE;
14 THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 19.08
15 FEET, SAID CURVE HAVING A RADIUS OF 495.50 FEET, A CENTRAL ANGLE OF
16 02°12'23", AND A CHORD WHICH BEARS NORTH 73°46'41" EAST A CHORD DISTANCE
17 OF 19.08 FEET;
18 THENCE NORTH 14°46'35" WEST, A DISTANCE OF 75.10 FEET;
19 THENCE NORTH 13°11'51" EAST, A DISTANCE OF 72.63 FEET;
20 THENCE NORTH 14°21'08" EAST, A DISTANCE OF 177.03 FEET TO A POINT OF
21 CURVATURE;
22 THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 12.42
23 FEET, SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF
24 14°14'16", AND A CHORD WHICH BEARS NORTH 07°14'00" EAST A CHORD DISTANCE
25 OF 12.39 FEET;
26 THENCE NORTH 00°06'52" EAST, A DISTANCE OF 87.15 FEET;
27 THENCE NORTH 05°42'54" EAST, A DISTANCE OF 144.54 FEET;
28 THENCE NORTH 02°03'27" WEST, A DISTANCE OF 36.02 FEET;
29 THENCE NORTH 04°02'11" WEST, A DISTANCE OF 53.48 FEET;
30 THENCE NORTH 00°06'52" EAST, A DISTANCE OF 183.78 FEET TO A POINT OF
31 CURVATURE;
32 THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 16.20
33 FEET, SAID CURVE HAVING A RADIUS OF 37.50 FEET, A CENTRAL ANGLE OF
34 24°45'12", AND A CHORD WHICH BEARS NORTH 12°29'28" EAST A CHORD DISTANCE
35 OF 16.08 FEET;
36 THENCE NORTH 24°52'04" EAST, A DISTANCE OF 57.09 FEET TO A POINT OF
37 CURVATURE;
38 THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 6.45
39 FEET, SAID CURVE HAVING A RADIUS OF 37.50 FEET, A CENTRAL ANGLE OF
40 09°51'31", AND A CHORD WHICH BEARS NORTH 29°47'50" EAST A CHORD DISTANCE
41 OF 6.44 FEET;
42 THENCE NORTH 34°43'35" EAST, A DISTANCE OF 60.19 FEET;
43 THENCE NORTH 33°48'21" EAST, A DISTANCE OF 129.97 FEET;
44 THENCE NORTH 47°58'00" EAST, A DISTANCE OF 134.96 FEET;
45 THENCE NORTH 48°31'30" EAST, A DISTANCE OF 154.85 FEET;
46 THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 177.36 FEET;
47 THENCE SOUTH 52°36'46" EAST, A DISTANCE OF 40.50 FEET TO A POINT OF NON-
48 TANGENT CURVATURE;

1 THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 75.51
2 FEET, SAID CURVE HAVING A RADIUS OF 149.03 FEET, A CENTRAL ANGLE OF
3 29°01'50", AND A CHORD WHICH BEARS SOUTH 22°58'04" WEST A CHORD
4 DISTANCE OF 74.70 FEET;
5 THENCE SOUTH 08°32'55" WEST, A DISTANCE OF 344.41 FEET TO A POINT OF
6 CURVATURE;
7 THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 242.34
8 FEET, SAID CURVE HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF
9 69°25'33", AND A CHORD WHICH BEARS SOUTH 26°09'52" EAST A CHORD DISTANCE
10 OF 227.79 FEET TO A POINT OF REVERSE CURVATURE;
11 THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF
12 122.68 FEET, SAID CURVE HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE
13 OF 35°08'47", AND A CHORD WHICH BEARS SOUTH 43°18'15" EAST A CHORD
14 DISTANCE OF 120.77 FEET;
15 THENCE SOUTH 25°43'52" EAST, A DISTANCE OF 414.97 FEET TO THE POINT OF
16 BEGINNING.

17
18 SAID PARCEL CONTAINS 1,049,605 SQUARE FEET OR 24.10 ACRES, MORE OR
19 LESS.

20
21 TOGETHER WITH:

22
23 A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 32,
24 TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY
25 AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY
26 DESCRIBED AS FOLLOWS:

27
28 COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 32;
29 THENCE NORTH 10°40'34" WEST, A DISTANCE OF 1,380.39 FEET TO THE POINT OF
30 BEGINNING;

31
32 THENCE NORTH 89°58'50" WEST, A DISTANCE OF 942.88 FEET; THENCE SOUTH
33 90°00'00" WEST, A DISTANCE OF 112.32 FEET;
34 THENCE SOUTH 45°00'00" WEST, A DISTANCE OF 51.07 FEET;
35 THENCE SOUTH 48°31'30" WEST, A DISTANCE OF 154.85 FEET;
36 THENCE SOUTH 47°58'00" WEST, A DISTANCE OF 134.96 FEET;
37 THENCE SOUTH 33°48'21" WEST, A DISTANCE OF 129.97 FEET;
38 THENCE SOUTH 34°43'35" WEST, A DISTANCE OF 60.19 FEET TO A POINT OF
39 CURVATURE;
40 THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 6.45
41 FEET, SAID CURVE HAVING A RADIUS OF 37.50 FEET, A CENTRAL ANGLE OF
42 09°51'31", AND A CHORD WHICH BEARS SOUTH 29°47'50" WEST A CHORD
43 DISTANCE OF 6.44 FEET;
44 THENCE SOUTH 24°52'04" WEST, A DISTANCE OF 57.09 FEET TO A POINT OF
45 CURVATURE;
46 THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 16.20
47 FEET, SAID CURVE HAVING A RADIUS OF 37.50 FEET, A CENTRAL ANGLE OF
48 24°45'12", AND A CHORD WHICH BEARS SOUTH 12°29'28" WEST A CHORD
49 DISTANCE OF 16.08 FEET;

1 THENCE SOUTH 00°06'52" WEST, A DISTANCE OF 91.89 FEET;
2 THENCE NORTH 88°00'52" WEST, A DISTANCE OF 126.80 FEET TO A POINT ON THE
3 CENTER LINE OF S. IRVING ST;
4 THENCE ALONG SAID CENTERLINE THE FOLLOWING NINE (9) COURSES:
5 1) NORTH 01°58'19" EAST, A DISTANCE OF 33.14 FEET;
6 2) NORTH 09°49'51" EAST, A DISTANCE OF 31.62 FEET;
7 3) NORTH 12°48'54" EAST, A DISTANCE OF 61.60 FEET TO A POINT OF NON-
8 TANGENT CURVATURE;
9 4) ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 198.79
10 FEET, SAID CURVE HAVING A RADIUS OF 455.03 FEET, A CENTRAL ANGLE OF
11 25°01'50", AND A CHORD WHICH BEARS NORTH 30°07'21" EAST A CHORD DISTANCE
12 OF 197.21 FEET;
13 5) NORTH 47°53'27" EAST, A DISTANCE OF 353.38 FEET TO A POINT OF NON-
14 TANGENT CURVATURE;
15 6) ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 52.03
16 FEET, SAID CURVE HAVING A RADIUS OF 303.60 FEET, A CENTRAL ANGLE OF
17 09°49'07", AND A CHORD WHICH BEARS NORTH 43°19'15" EAST A CHORD DISTANCE
18 OF 51.96 FEET;
19 7) NORTH 34°21'43" EAST, A DISTANCE OF 44.81 FEET;
20 8) NORTH 25°03'24" EAST, A DISTANCE OF 52.07 FEET;
21 9) NORTH 15°52'29" EAST, A DISTANCE OF 26.95 FEET;
22 THENCE SOUTH 74°04'53" EAST, A DISTANCE OF 35.95 FEET TO A POINT ON THE
23 SOUTH LINE OF SHARON PARK SUBDIVISION RECORDED AT RECEPTION NO.
24 52537;
25 THENCE NORTH 89°16'41" EAST, A DISTANCE OF 1,065.64 FEET;
26 THENCE SOUTH 00°01'10" WEST, A DISTANCE OF 136.57 FEET TO THE POINT OF
27 BEGINNING.

28
29 SAID PARCEL CONTAINS 214,572 SQUARE FEET OR 4.93 ACRES, MORE OR LESS.

30
31 TOGETHER WITH:

32
33 A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 32,
34 TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY
35 AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY
36 DESCRIBED AS FOLLOWS:

37
38 COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 32;
39 THENCE NORTH 12°15'11" WEST, A DISTANCE OF 1,204.82 FEET TO THE POINT OF
40 BEGINNING;

41
42 THENCE NORTH 89°58'50" WEST, A DISTANCE OF 939.84 FEET TO A POINT OF
43 CURVATURE;
44 THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 137.79
45 FEET, SAID CURVE HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF
46 52°37'56", AND A CHORD WHICH BEARS SOUTH 63°42'12" WEST A CHORD
47 DISTANCE OF 133.00 FEET;
48 THENCE NORTH 52°36'46" WEST, A DISTANCE OF 40.50 FEET;
49 THENCE NORTH 00°00'00" EAST, A DISTANCE OF 177.36 FEET;

1 THENCE NORTH 45°00'00" EAST, A DISTANCE OF 51.07 FEET;
2 THENCE NORTH 90°00'00" EAST, A DISTANCE OF 112.32 FEET;
3 THENCE SOUTH 89°58'50" EAST, A DISTANCE OF 942.88 FEET;
4 THENCE SOUTH 00°01'10" WEST, A DISTANCE OF 179.15 FEET TO THE POINT OF
5 BEGINNING.
6

7 SAID PARCEL CONTAINS 198,467 SQUARE FEET OR 4.56 ACRES, MORE OR LESS.
8

9 BASIS OF BEARINGS: BEARINGS ARE BASED ON THE ASSUMPTION THAT THE EAST
10 LINE OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE
11 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEARS NORTH 00°01'10" EAST.
12

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

15 **Section 4.**

16 a. That the zoning classification of the land area in the City and County of Denver
17 described as follows shall be and hereby is changed from CMP-EI2 to U-MX-3 with waivers.

18 SITUATED IN THE WEST 1/2 OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 68 WEST
19 OF THE 6TH P.M., CITY AND COUNTY OF DENVER, STATE OF COLORADO
20

21 A PARCEL OF LAND SITUATED IN THE WEST HALF OF SECTION 32, TOWNSHIP 4
22 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY
23 OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS
24 FOLLOWS:
25

26 COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 32;
27 THENCE NORTH 00°32'15" WEST, A DISTANCE OF 592.61 FEET TO A POINT ON THE
28 CENTERLINE OF S. FEDERAL BOULEVARD AS DESCRIBED IN SUB-AREA A, PUD G24
29 AND THE POINT OF BEGINNING;
30

31 THENCE SOUTH 89°57'25" WEST, A DISTANCE OF 564.02 FEET; THENCE NORTH
32 00°01'10" EAST, A DISTANCE OF 280.19 FEET;

33 THENCE NORTH 89°58'50" WEST, A DISTANCE OF 396.60 FEET;

34 THENCE SOUTH 89°57'46" WEST, A DISTANCE OF 33.00 FEET;

35 THENCE SOUTH 00°01'10" WEST, A DISTANCE OF 32.97 FEET;

36 THENCE NORTH 89°58'50" WEST, A DISTANCE OF 180.85 FEET;

37 THENCE NORTH 00°00'00" EAST, A DISTANCE OF 103.13 FEET;

38 THENCE NORTH 48°57'51" WEST, A DISTANCE OF 67.55 FEET;

39 THENCE NORTH 90°00'00" WEST, A DISTANCE OF 122.48 FEET;

40 THENCE NORTH 08°32'55" EAST, A DISTANCE OF 63.66 FEET TO A POINT OF
41 CURVATURE;

42 THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF
43 213.29 FEET, SAID CURVE HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE
44 OF 81°28'15", AND A CHORD WHICH BEARS NORTH 49°17'02" EAST A CHORD
45 DISTANCE OF 195.77 FEET;

46 THENCE SOUTH 89°58'50" EAST, A DISTANCE OF 939.84 FEET;

1 THENCE NORTH 00°01'10" EAST, A DISTANCE OF 315.71 FEET TO A POINT ON THE
2 SOUTH LINE OF SHARON PARK SUBDIVISION RECORDED AT RECEPTION NO.
3 52537;
4 THENCE NORTH 89°16'41" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 250.36
5 FEET TO A POINT ON SAID CENTERLINE;
6 THENCE SOUTH 00°01'10" WEST ALONG SAID CENTERLINE, A DISTANCE OF 903.65
7 FEET TO THE POINT OF BEGINNING.

8
9 SAID PARCEL CONTAINS 629,739 SQUARE FEET OR 14.46 ACRES, MORE OR LESS.
10 BASIS OF BEARINGS: BEARINGS ARE BASED ON THE ASSUMPTION THAT THE EAST
11 LINE OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE
12 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEARS NORTH 00°01'10" EAST.

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

15 b. The owner approves and agrees to waive the following described certain rights or
16 obligations to the requested change in zoning classification related to the development, operation,
17 and maintenance of the land area:

- 18 1. Waive the right to use or erect any primary structure with a maximum permitted building
19 height of 3 stories pursuant to Sections 5.3.3.4.E (Town House building form), 5.3.3.4.I
20 (General building form) and 5.3.3.4.J (Shopfront building form), DZC and instead comply
21 with the following:

22
23 No primary structure erected on the subject property according to the Town House, General
24 or Shopfront primary building form standards shall-exceed 5 stories in building height.
25 Height exceptions shall be allowed in accordance with Section 5.3.7.1 (Height Exceptions)
26 as applicable to the U-MS-5 zone district.

- 27
28 2. Waive the right to use or erect any primary structure with a maximum permitted
29 building height of 38 feet pursuant to Section 5.3.3.4.E (Town House building form) or a
30 maximum permitted height of 45 feet pursuant to sections 5.3.3.4.I (General building
31 form) and 5.3.3.4.J (Shopfront building form), DZC and instead comply with the following:

32
33 No primary structure erected on the subject property according to the Town House, General
34 or Shopfront primary building form standards shall exceed 70 feet in building height. Height
35 exceptions shall be allowed in accordance with Section 5.3.7.1 (Height Exceptions) as
36 applicable to the U-MS-5 zone district.

1 c. The foregoing change in zoning classification to U-MX-3 with waivers includes
2 certain waivers set forth herein approved by the owner and no permit shall be issued except in strict
3 compliance with the aforesaid zone district with waivers. Said zone district with waivers shall be
4 binding upon all successors and assigns of the owner, who along with the owner shall be deemed
5 to have waived all objections as to the constitutionality of the aforesaid waivers.

6 **Section 5.** That this ordinance shall be recorded by the Manager of Community Planning and
7 Development in the real property records of the Denver County Clerk and Recorder.

8 COMMITTEE APPROVAL DATE: March 30, 2021

9 MAYOR-COUNCIL DATE: April 6, 2021 by Consent

10 PASSED BY THE COUNCIL: _____

11 _____ - PRESIDENT

12 APPROVED: _____ - MAYOR _____

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

16 NOTICE PUBLISHED IN THE DAILY JOURNAL: _____; _____

17 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: April 8, 2021

18 Pursuant to Section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the office of
19 the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed
20 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to
21 § 3.2.6 of the Charter.

22 Kristin M. Bronson, Denver City Attorney

23 BY: _____, Assistant City Attorney DATE: _____