

**BY AUTHORITY**

ORDINANCE NO. \_\_\_\_\_  
SERIES OF 2014

COUNCIL BILL NO. CB14-0370  
COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

**A BILL**

**For an ordinance changing the zoning classification for 8175 Lowry Boulevard.**

**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 in accordance with the Comprehensive Plan, is necessary to promote the public health, safety and general welfare of the City, is justified by one of the circumstances set forth in Section 12.4.10.14 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 B-3, with waivers.
2. That the Owner proposes that the land area hereinafter described be changed C-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 B-3, with waivers to C-MX-3:

**[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]**

1                   **PARCEL A:**

2                   A PART OF LOT 1, BLOCK 2, LOWRY FILING NO. 3, CITY AND COUNTY  
3                   OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY  
4                   DESCRIBED AS FOLLOWS:

5  
6                   COMMENCING AT THE MOST SOUTHERLY CORNER OF SAID LOT 1;  
7                   THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT 1 THE  
8                   FOLLOWING TWO (2) COURSES;

9  
10                  1. ALONG THE ARC OF A CURVE TO THE LEFT HAVING A CENTRAL  
11                  ANGLE OF 13 DEGREES 46 MINUTES 37 SECONDS, A RADIUS OF 988.00  
12                  FEET, AN ARC LENGTH OF 237.57 FEET AND WHOSE CHORD BEARS  
13                  NORTH 60 DEGREES 21 MINUTES 01 SECONDS EAST A DISTANCE OF  
14                  237.00 FEET;

15  
16                  2. NORTH 53 DEGREES 27 MINUTES 42 SECONDS EAST A DISTANCE OF  
17                  599.32 FEET TO A POINT 294.76 FEET NORTHEAST OF THE  
18                  NORTHEASTERLY LINE OF A PARCEL OF LAND DESCRIBED AT  
19                  RECEPTION NUMBER 2004166932 IN THE CLERK AND RECORDERS  
20                  OFFICE OF SAID CITY AND COUNTY OF DENVER AND THE POINT OF  
21                  BEGINNING;

22                  THENCE NORTH 36 DEGREES 32 MINUTES 18 SECONDS WEST,  
23                  PARALLEL WITH AND 294.76 FEET NORTHEAST OF SAID  
24                  NORTHEASTERLY LINE A DISTANCE OF 253.78 FEET TO A POINT  
25                  253.78 FEET NORTHWEST OF SAID SOUTHEASTERLY LINE OF LOT 1;  
26                  THENCE NORTH 53 DEGREES 27 MINUTES 42 SECONDS EAST,  
27                  PARALLEL WITH AND 253.78 FEET NORTHWEST OF SAID  
28                  SOUTHEASTERLY LINE, A DISTANCE OF 349.60 FEET TO A POINT  
29                  644.36 FEET NORTHEAST OF SAID NORTHEASTERLY LINE OF SAID  
30                  PARCEL;

31                  THENCE SOUTH 36 DEGREES 32 MINUTES 18 SECONDS EAST,  
32                  PARALLEL WITH AND 644.36 FEET NORTHEAST OF SAID  
33                  NORTHEASTERLY LINE, A DISTANCE OF 253.78 FEET TO SAID  
34                  SOUTHEASTERLY LINE OF LOT 1;  
35                  THENCE SOUTH 53 DEGREES 27 MINUTES 42 SECONDS WEST, ALONG  
36                  SAID SOUTHEASTERLY LINE, A DISTANCE OF 349.60 FEET TO THE  
37                  POINT OF BEGINNING.

38  
39                   **PARCEL B:**

40                   ACCESS EASEMENT RIGHTS FOR INGRESS AND EGRESS AS CREATED  
41                   BY DECLARATION OF ACCESS EASEMENT RECORDED DECEMBER 14,  
42                   2006 UNDER RECEPTION NO. 2006197205 IN THE RECORDS OF CITY  
43                   AND COUNTY OF DENVER, STATE OF COLORADO.

44  
45                   **PARCEL C:**

46                   ACCESS EASEMENT RIGHTS FOR UTILITY MAINTENANCE CREATED  
47                   BY DECLARATION OF UTILITY EASEMENT RECORDED DECEMBER 14,  
48                   2006 UNDER RECEPTION NO. 2006197206 IN THE RECORDS OF CITY  
49                   AND COUNTY OF DENVER, STATE OF COLORADO.

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

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

5 COMMITTEE APPROVAL DATE: May 6, 2014

6 MAYOR-COUNCIL DATE: May 13, 2014

7 PASSED BY THE COUNCIL: \_\_\_\_\_, 2014

8 \_\_\_\_\_ - PRESIDENT

9 APPROVED: \_\_\_\_\_ - MAYOR \_\_\_\_\_, 2014

10 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
11 EX-OFFICIO CLERK OF THE  
12 CITY AND COUNTY OF DENVER

13 NOTICE PUBLISHED IN THE DAILY JOURNAL: \_\_\_\_\_, 2014; \_\_\_\_\_, 2014

14 PREPARED BY: Brent A. Eisen, Assistant City Attorney DATE: May 15, 2014

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

19 D. Scott Martinez, Denver City Attorney

20 BY: \_\_\_\_\_, Assistant City Attorney DATE: \_\_\_\_\_, 2014