

BY AUTHORITY

2 ORDINANCE NO. _____
3 SERIES OF 2025

COUNCIL BILL NO. CB25-1636
COMMITTEE OF REFERENCE:
Transportation & Infrastructure

A BILL

For an ordinance changing the zoning classification for West 3333 Regis Boulevard in Regis.

9 **WHEREAS**, the City Council has determined, based on evidence and testimony presented at
10 the public hearing, that the map amendment set forth below conforms with applicable City laws, is
11 consistent with the City's adopted plans, is in the public interest, and is consistent with the
12 neighborhood context and the stated purpose and intent of the proposed zone district;

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

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

- a. The land area hereinafter described is presently classified as R-5.
- b. It is proposed that the land area hereinafter described be changed to CMP-EI2.

19 **Section 2.** 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 R-5 to CMP-EI2:

22 A PARCEL OF LAND LOCATED IN THE WEST HALF SECTION 17, TOWNSHIP 3
23 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND
24 COUNTY OF DENVER, STATE OF COLORADO MORE PARTICULARLY
25 DESCRIBED AS FOLLOWS:

27 COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 17,
28 THENCE S89°16'04"E A DISTANCE OF 40.00 FEET TO A POINT ON THE
29 EASTERLY RIGHT-OF-WAY LINE OF LOWELL BOULEVARD, SAID POINT BEING
30 THE POINT OF BEGINNING:

31 THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, N00°04'32"W A
32 DISTANCE OF 329.88 FEET TO A POINT ON THE NORTHERLY LINE OF THE
33 SOUTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE
34 NORTHWEST QUARTER OF SAID SECTION 17:

34 NORTHWEST QUARTER OF SAID SECTION 17;
35 THENCE ALONG SAID NORTHERLY LINE, S89°16'06"E A DISTANCE OF 1282.17
36 FEET TO A POINT ON THE EASTERLY LINE OF THE SOUTHWEST QUARTER
37 OF THE NORTHWEST QUARTER OF SAID SECTION 17; THENCE ALONG SAID
38 EASTERLY LINE, S00°00'19"W A DISTANCE OF 329.88 FEET TO A POINT ON
39 THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 17;
40 THENCE ALONG SAID NORTHERLY LINE, S89°16'04"E A DISTANCE OF 487.21
41 FEET;

1 THENCE S00°26'00"W A DISTANCE OF 819.74 FEET;
2 THENCE S00°38'01"W A DISTANCE OF 464.14 FEET TO A POINT ON THE
3 NORTHERLY RIGHT-OF-WAY LINE OF REGIS BOULEVARD (W. 50TH AVE.)
4 RECORDED AT RECEPTION NO. 2011113924;
5 THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING
6 SEVEN (7) CONSECUTIVE COURSES:
7 1) N89°33'35"W A DISTANCE OF 603.10 FEET;
8 2) THENCE N00°26'25"E A DISTANCE OF 0.50 FEET;
9 3) THENCE N89°33'35"W A DISTANCE OF 135.09 FEET;
10 4) THENCE N00°26'25"E A DISTANCE OF 2.73 FEET;
11 5) THENCE N89°33'35"W A DISTANCE OF 10.00 FEET;
12 6) THENCE S00°26'25"W A DISTANCE OF 2.73 FEET;
13 7) THENCE N89°33'35"W A DISTANCE OF 264.63 FEET;
14 THENCE ALONG THE NORTHERLY LINE OF REGIS BOULEVARD (W. 50TH AVE.)
15 AS RECORDED AT RECEPTION NO. 86-0045508 AND RECEPTION NO. 87-
16 0104922 THE FOLLOWING SEVEN (7) CONSECUTIVE COURSES:
17 1) N44°33'35"W A DISTANCE OF 26.16 FEET;
18 2) THENCE N89°33'35"W A DISTANCE OF 285.04 FEET;
19 3) THENCE S00°26'25"W A DISTANCE OF 17.00 FEET;
20 4) THENCE N89°33'35"W A DISTANCE OF 38.87 FEET;
21 5) THENCE S00°26'25"W A DISTANCE OF 4.00 FEET;
22 6) THENCE N89°33'35"W A DISTANCE OF 70.93 FEET;
23 7) THENCE S88°54'44"W A DISTANCE OF 262.47 FEET;
24 THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF REGIS
25 BOULEVARD (W. 50TH AVE.) AS RECORDED IN BOOK 9627, PAGE 78,
26 N89°33'35"W A DISTANCE OF 68.00 FEET TO A POINT ON THE EASTERLY
27 RIGHT- OF-WAY LINE OF LOWELL BOULEVARD;
28 THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, N00°02'21"W A
29 DISTANCE OF 1301.93 FEET TO THE POINT OF BEGINNING.
30
31 SAID PARCEL CONTAINS 61.774 ACRES OR 2,690,717 SQUARE FEET MORE
32 OR LESS.
33
34 ALL LINEAL DIMENSIONS ARE IN U.S. SURVEY FEET.
35 BASIS OF BEARINGS
36
37 BEARINGS ARE BASED ON THE AN ASSUMED BEARING OF S89°16'04"E
38 ALONG THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF SECTION
39 17, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL
40 MERIDIAN AND BEING MONUMENTED BY A FOUND 3-1 4" ALUMINUM CAP
41 ILLEGIBLE AT THE WEST QUARTER CORNER AND A FOUND 3-1 4" ALUMINUM
42 CAP LS #26288 AT THE CENTER QUARTER CORNER.
43
44 in addition thereto, those portions of all abutting public rights-of-way, but only to the centerline
45 thereof, which are immediately adjacent to the aforesaid specifically described area.

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

1 COMMITTEE APPROVAL DATE: November 4, 2025

2 MAYOR-COUNCIL DATE: N/A

3 PASSED BY THE COUNCIL: 12/8/2025

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 DENVER POST: _____ ; _____

10 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: November 6, 2025

11 Pursuant to Section 13-9, 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
16 Katie J McLoughlin, Interim City Attorney

17 BY:  DATE: 11/6/2025 | 8:52 AM MST

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