

**BY AUTHORITY**

ORDINANCE NO. \_\_\_\_\_  
SERIES OF 2018

COUNCIL BILL NO. CB18-0291  
COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

**A BILL**

**For an ordinance changing the zoning classification for 4552 South Ulster St. in Hampden South.**

**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, furthers the public health, safety and general welfare of the City, will result in regulations and restrictions that are uniform within the S-MX-12 district, is justified by one of the circumstances set forth in Section 12.4.10.8 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:

- a. The land area hereinafter described is presently classified as B-8 with waivers UO-1, UO-2.
- b. It is proposed that the land area hereinafter described be changed to S-MX-12.

**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-8 with waivers UO-1, UO-2 to S-MX-12:

**LAND DESCRIPTION, 4552 S. Ulster St.**

Parcel 1:

That tract of land described in Book 1672, at Pages 312-314 and located in the NW ¼ of Section 9, 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 9; Thence North along the centerline of said Section 9, a distance of 1296.94 feet to a point of curvature; Thence along a curve to the left having a radius of 1273.24 feet and a central angle of 25°29'43" an arc distance of 566.56 feet to a point of tangency; Thence along the tangent to the aforesaid curve 313.16 feet to a point of curvature; Thence along a curve to the left having a radius of 1637.02 feet and a central angle of 36° 00'51" an arc distance of 1028.98 feet to a point of tangency; Thence along the tangent to the aforesaid curve 668.90 feet; Thence on an angle to the right of 90° a distance of 60.00 feet to the Westerly corner of said tract of land described in Book 1672, at Pages 312-314, being the TRUE POINT OF BEGINNING;

1 Thence continuing along the last mentioned course an additional distance of 250.00 feet;  
2 Thence on an angle to the right of 90° a distance of 240.00 feet; Thence on an angle to the right  
3 of 90° a distance of 250.00 feet; Thence on an angle to the right of 90° a distance of 240.00 feet  
4 to the TRUE POINT OF BEGINNING.

5  
6 EXCEPT a tract of land in the West ½ of Section 9, Township 5 South, Range 67 West of the  
7 6th Principal Meridian, City and County of Denver, State of Colorado being more particularly  
8 described as follows:  
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10 COMMENCING at the West Quarter corner of said Section 9; Thence North 89°59'06" East  
11 along the Southerly line of the North ½ of said Section 9, a distance of 2656.05 feet to the  
12 center of said Section 9; Thence North 70°38'43" West a distance of 776.10 feet to a point on  
13 the Northerly right-of-way line of East Stanford Avenue; Thence leaving said Northerly right-of-  
14 way line of East Stanford Avenue along a non-tangent curve to the right having a chord bearing  
15 South 80°33'18" West a distance of 132.29 feet, a radius of 101.50 feet and a central angle of  
16 81°20'22", a distance of 144.09 feet to a point on the Northerly right-of-way line of South  
17 Quebec Street being a point of reverse curvature; Thence along said Northerly right-of-way line  
18 of South Quebec Street the following two (2) courses:  
19

20 1. Along the arc of a curve to the left having a radius of 1697.02 feet and a central angle of  
21 02°26'42" a distance of 72.42 feet to a point of tangency;  
22

23 2. Thence North 61°13'14" West a distance of 429.00 feet to the Southerly corner of a tract of  
24 land as described in Book 1672, at Pages 312-314;  
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26 Thence North 28°46'46" East a distance of 100.00 feet along the Easterly boundary line of said  
27 tract of land as described in Book 1672, at Pages 312-314, to the TRUE POINT OF  
28 BEGINNING;  
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30 Thence North 16°13'14" West a distance of 212.13 feet to a point on the Northerly boundary line  
31 of said tract of land as described in Book 1672, at Pages 312-314; Thence along the boundary  
32 line of said tract of land as described in Book 1672, at Pages 312-314 the following two (2)  
33 courses:  
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35 1. South 61°13'14" East a distance of 150.00 feet;  
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37 2. Thence South 28°46'46" West a distance of 150.00 feet to the TRUE POINT OF  
38 BEGINNING.  
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40 Parcel 2:  
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42 A tract of land in the West ½ of Section 9, Township 5 South, Range 67 West of the 6th  
43 Principal Meridian, City and County of Denver, State of Colorado, being more particularly  
44 described as follows:  
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46 COMMENCING at the West ¼ corner of said Section 9; Thence North 89°59'06" East along the  
47 Southerly line of the North ½ of said Section 9, a distance of 2656.05 feet to the center of said  
48 Section 9; Thence North 70°38'43" West a distance of 776.10 feet to a point on the Northerly  
49 right-of-way line of East Stanford Avenue; Thence leaving said Northerly right-of-way line of  
50 East Stanford Avenue along a non-tangent curve to the right having a chord bearing South  
51 80°33'18" West a distance of 132.29 feet, a radius of 101.50 feet and a central angle of  
52 81°20'22" a distance of 144.09 feet to a point on the Northerly right-of-way line of South Quebec  
53 Street, being a point of reverse curvature; Thence along said Northerly right-of-way line of South  
54 Quebec Street the following two (2) courses:

1 1. Along the arc of a curve to the left having a radius of 1697.02 feet and a central angle of  
2 02°26'42" a distance of 72.42 feet to a point of tangency;

3  
4 2. Thence North 61°13'14" West a distance of 669.00 feet to the Westerly corner of a tract of  
5 land as described in Book 1672, at Pages 312-314, being the TRUE POINT OF BEGINNING;

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7 Thence continuing along said Northerly right-of-way line of South Quebec Street along the arc  
8 of a curve to the right having a radius of 698.00 feet and a central angle of 04°56'24", a distance  
9 of 60.18 feet; Thence North 35°41'49" East leaving said Northerly right-of-way line of South  
10 Quebec Street a distance of 249.22 feet; Thence South 61°13'14" East a distance of 30.09 feet  
11 to the Northerly corner of said tract of land as described in Book 1672, at Pages 312-314;  
12 Thence South 28°46'46" West a distance of 250.00 feet along the Westerly line of said tract of  
13 land as described in Book 1672, at Pages 312-314 to the TRUE POINT OF BEGINNING.

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15 Parcel 3:

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17 The beneficial easement for detention of storm water run-off, together with rights of ingress and  
18 egress for construction, improvement, maintenance, repair and restoration of Detention Pond  
19 Site, created by Detention Pond Easement Agreement recorded July 2, 1981, in Book 2404, at  
20 Page 432, as modified by Amendment recorded February 3, 1988, at Reception Number  
21 00232730,

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23 City and County of Denver  
24 State of Colorado.

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26 Parcel 4:

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28 The beneficial easement for parking of motor vehicles and related activities, created by Parking  
29 Easement and Maintenance Agreement, recorded October 7, 1983, in Book 2926, at Page 383,  
30 as modified by Amendment recorded January 30, 1986, at Reception Number 022556,

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32 City and County of Denver,  
33 State of Colorado.

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35 Parcel 5:

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37 The beneficial easement for motor vehicle and pedestrian ingress and egress, created by  
38 Reciprocal Easement Agreement, recorded August 6, 1985, at Reception Number 048353,

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40 City and County of Denver  
41 State of Colorado.

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43 Parcel 6:

44 The beneficial easement for the construction, operation, maintenance and replacement of a  
45 sanitary sewer line and related facilities, created by Sanitary Sewer Easement Agreement  
46 recorded January 30, 1986, at Reception Number 022555,

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48 City and County of Denver  
49 State of Colorado.

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

