

BY AUTHORITY

1
2 ORDINANCE NO. _____
3 SERIES OF 2025

COUNCIL BILL NO. CB25-1991
COMMITTEE OF REFERENCE:
Community Planning and Housing

A BILL

For an ordinance changing the zoning classification for 8250 East 40th Avenue in Central Park.

8
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:

- 17 a. The land area hereinafter described is presently classified as OS-A.
- 18 b. It is proposed that the land area hereinafter described be changed to I-B.

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 OS-A to I-B:

21 A part of the Southeast Quarter of Section 21, Township 3 South, Range 67 West of the
22 Sixth Principal Meridian, City and County of Denver, State of Colorado, being more
23 particularly described as follows:

24 Commencing at the center Quarter corner of said Section 21;

25 Thence North 89°41’26” East along the Northerly line of the Northwest Quarter of the
26 Southeast Quarter of said Section 21, a distance of 507.95 feet to the Northeast corner
27 of a parcel of land described in Reception No. 9900186035 in the Records of the City
28 and County of Denver Clerk and Recorder’s Office;

29 Thence South 00°19’25” East along the Easterly line of said Reception No. 9900186035,
30 a distance of 627.26 feet to the most Westerly Southwest corner of a parcel of land as
31 described in Reception No. 2002076382 of said Clerk and Recorder’s Office, and a point
32 on the centerline of Sand Creek;

33 Thence along said center line of Sand Creek and the Southwesterly line of said
34 Reception No. 2002076382 the following twelve (12) courses:

- 35 1) South 55°30’11” East, a distance of 32.62 feet;

- 1 2) South 37°25'02" East, a distance of 89.98 feet;
- 2 3) South 73°26'59" East, a distance of 324.66 feet;
- 3 4) South 59°10'18" East, a distance of 230.59 feet;
- 4 5) South 51°21'08" East, a distance of 145.39 feet;
- 5 6) South 64°26'07" East, a distance of 130.53 feet;
- 6 7) South 59°02'50" East, a distance of 191.25 feet;
- 7 8) South 50°14'54" East, a distance of 299.26 feet;
- 8 9) South 39°19'16" East, a distance of 173.89 feet;
- 9 10) South 25°12'38" East, a distance of 142.18 feet;
- 10 11) South 42°37'35" East, a distance of 142.83 feet;
- 11 12) South 34°08'49" East, a distance of 325.93 feet to the Southwest corner of said
- 12 Reception No. 2002076382, said corner also being a point on the Northerly right-of-way
- 13 line of the Union Pacific Railroad as described on the Roydale to Denver Map, C.E.
- 14 Drawing 80430;
- 15 Thence North 84°51'15" West along said Northerly right-of-way line, a distance of
- 16 1291.77 feet to the Southwest corner of a parcel of land described in Book 5670 at Page
- 17 167 of said Clerk and Recorder's Office;
- 18 Thence North 00°19'23" West along the Westerly line of said Book 5670 at Page 167,
- 19 said line also being the Easterly line of a parcel of land described in Reception No.
- 20 2004219303 of said Clerk and Recorder's Office, a distance of 508.35 feet to a corner
- 21 common with said Book 5670 at Page 167 and said Reception No. 2004219303, and the
- 22 Point of Beginning;
- 23 Thence North 45°26'23" West along the Southwesterly line of said Book 5670 at Page
- 24 167 and the Northeasterly line of said Reception No. 2004219303, a distance of 77.61
- 25 feet to the most Westerly corner of said Book 5670 at Page 167, said corner also being a
- 26 point on the Southerly line of the Northwest Quarter of the Southeast Quarter of said
- 27 Section 21;
- 28 Thence South 89°40'07" West along said Southerly line, a distance of 317.92 feet to the
- 29 Southeast corner of said Reception No. 9900186035;
- 30 Thence North 00°19'25" West along the Easterly line of Reception No. 9900186035, a
- 31 distance of 214.00 feet to a point 484.63 feet Southerly along said Easterly line of
- 32 Reception No. 9900186035 from said most Westerly Southwest corner of Reception No.
- 33 2002076382;

1 Thence South 62°11'04" East, a distance of 422.90 feet to the point of intersection with
2 the Northerly extension of said Westerly line of Book 5670 at Page 167 and said Easterly
3 line of Reception No. 2004219303, located 577.63 feet Northerly along said Westerly
4 line and said Easterly line from said Southwest corner of said Book 5670 at Page 167;

5 Thence South 00°19'23" East along said Northerly extension of the Westerly line of Book
6 5670 at Page 167 and the Easterly line of Reception No. 2004219303, a distance of 69.28
7 feet to the Point of Beginning.

8
9 in addition thereto, those portions of all abutting public rights-of-way, but only to the centerline
10 thereof, which are immediately adjacent to the aforesaid specifically described area.

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

13
14 COMMITTEE APPROVAL DATE: December 9, 2025 by Consent

15 MAYOR-COUNCIL DATE: N/A

16 PASSED BY THE COUNCIL: 1/12/2026

17 Signed by: Amanda P. Sandoval - PRESIDENT
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18 APPROVED: Michael C. Johnston - MAYOR 1/14/2026
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19 ATTEST: _____ - CLERK AND RECORDER,
20 EX-OFFICIO CLERK OF THE
21 CITY AND COUNTY OF DENVER

22 NOTICE PUBLISHED IN THE DENVER POST: _____ ; _____

23 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: December 11, 2025

24 Pursuant to Section 13-9, D.R.M.C., this proposed ordinance has been reviewed by the office of
25 the City Attorney. We find no irregularity as to form and have no legal objection to the proposed
26 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to
27 § 3.2.6 of the Charter.

28
29 Miko Ando Brown, Denver City Attorney

30 BY: Jonathan Griffin, Assistant City Attorney DATE: 12/10/2025 | 4:07 PM MST
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