

BY AUTHORITY

ORDINANCE NO. _____
SERIES OF 2020

COUNCIL BILL NO. CB19-1363
COMMITTEE OF REFERENCE:
Land Use, Transportation & Infrastructure

A BILL

For an ordinance changing the zoning classification for 7111, 7101, and 7125 Tower Road in DIA.

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-8, AIO 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 C-MU-10 with waivers and conditions, AIO.
- b. It is proposed that the land area hereinafter described be changed to S-MX-8, AIO.

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 C-MU-10 with waivers and conditions, AIO to S-MX-8, AIO:

PARCEL A – 7111 N Tower Road and 7101 N Tower Road
A part of Lot 2, Block 2, DENVER INTERNATIONAL BUSINESS CENTER FILING NO. 8, located in the Northeast 1/4 of Section 4, township 3 South, Range 66 West of the 6th P.M., more particularly described as follows:

Commencing at the Northeast corner of said Section 4, whence the East quarter corner thereof bears South 00 degrees 48 minutes 54 seconds West, a distance of 2629.96 feet; Thence South 00 degrees 48 minutes 54 seconds West, along the East line of the Northeast 1/4 of said Section 4, a distance of 331.41 feet; Thence North 89 degrees 11 minutes 06 seconds West, a distance of 70.00 feet to a point on the West right-of-way line of Tower Road, being the POINT OF BEGINNING; Thence South 00 degrees 48 minutes 54 seconds West, along said West right-of-way line, a distance of 280.00 feet;

1 Thence North 89 degrees 56 minutes 19 seconds West, a distance of 244.00 feet;
2 Thence North 00 degrees 48 minutes 54 seconds East, a distance of 280.00 feet;
3 Thence South 89 degrees 56 minutes 19 seconds East, a distance of 244.00 feet to the
4 POINT OF BEGINNING, City and County of Denver, State of Colorado.

5
6 Together with a 15-foot wide access easement over and across Lot 1, Block 2,
7 Denver International Business Center Filing No. 8, according to the plat thereof
8 recorded March 15, 2000, in Book 32 at Page 80 And 81 of the real estate
9 records in the office of the Clerk and Recorder of the City and County of Denver,
10 State of Colorado.

11
12 in addition, thereto those portions of all abutting public rights-of-way, but only to the centerline
13 thereof, which are immediately adjacent to the aforesaid specifically described area.

14
15 PARCEL B – 7125 N Tower Road

16 A part of Lot 2, Block 2, DENVER INTERNATIONAL BUSINESS CENTER FILING NO. 8,
17 located in the Northeast 1/4 of Section 4, township 3 South, Range 66 West of the 6th P.M.,
18 more particularly described as follows:

19
20 Commencing at the Northeast corner of said Section 4, whence the East quarter corner
21 thereof bears South 00 degrees 48 minutes 54 seconds West, a distance of 2629.96 feet;
22 Thence South 00 degrees 48 minutes 54 seconds West, along the East line of the
23 Northeast 1/4 of said Section 4, a distance of 306.41 feet;
24 Thence North 89 degrees 11 minutes 06 seconds West, a distance of 70.00 feet to a point
25 on the West right-of-way line of Tower Road, being the POINT OF BEGINNING;
26 Thence South 00 degrees 48 minutes 54 seconds West, a distance of 25.00 feet;
27 Thence North 89 degrees 56 minutes 19 seconds West, a distance of 244.00 feet;
28 Thence South 00 degrees 48 minutes 54 seconds West, a distance of 280.00 feet;
29 Thence North 89 degrees 56 minutes 19 seconds West, a distance of 25.00 feet;
30 Thence North 00 degrees 48 minutes 54 seconds East, a distance of 305.00 feet;
31 Thence South 89 degrees 56 minutes 19 seconds East, a distance of 269.00 feet to the
32 POINT OF BEGINNING, City and County of Denver, State of Colorado.

33
34 Together with a 15-foot wide access easement over and across Lot 1, Block 2, Denver
35 International Business Center Filing No. 8, according to the plat thereof recorded March 15,
36 2000, in Book 32 at Page 80 and 81 of the real estate records in the office of the Clerk and
37 Recorder of the City and County of Denver, State of Colorado.

38
39 in addition, thereto those portions of all abutting public rights-of-way, but only to the centerline
40 thereof, which are immediately adjacent to the aforesaid specifically described area.

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

1 COMMITTEE APPROVAL DATE: December 17, 2019
2 MAYOR-COUNCIL DATE: December 24, 2019 by Consent
3 PASSED BY THE COUNCIL: _____

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 DAILY JOURNAL: _____; _____

10 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: January 2, 2020

11 Pursuant to Section 13-12, 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 Kristin M. Bronson, Denver City Attorney

16 BY: *Kristin J. Crawford*, Assistant City Attorney DATE: Dec 31, 2019