

**BY AUTHORITY**

ORDINANCE NO. \_\_\_\_\_  
SERIES OF 2022

COUNCIL BILL NO. CB21-1371  
COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

**A BILL**

**For an ordinance changing the zoning classification for 8890 East Lowry Boulevard in Lowry Field.**

**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-5 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 R-4 with waivers.
- b. It is proposed that the land area hereinafter described be changed to S-MX-5.

**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 R-4 with waivers to S-MX-5:

**PARCEL I:**

A part of the Northeast Quarter of Section 9 and a part of the Northwest Quarter of Section 10, Township 4 South, Range 67 West of the Sixth Principal Meridian, City and County of Denver, State of Colorado, being more particularly described as follows:

COMMENCING at the East Quarter corner of said Section 9;

thence North 00°01'11" East, along the easterly line of said Northeast Quarter, a distance of 1729.64 feet to a point on the southerly line of Lowry Filing No. 26, and on Lowry Blvd. (124' right of way), as dedicated per Resolution No. 126, Series of 2014 and the POINT OF BEGINNING.

thence North 53°27'42" East, along said southerly line, a distance of 185.13 feet to a point on southwesterly corner of Lowry Filing No. 14 and said Lowry Blvd as dedicated per Resolution No. 86, Series of 2011;

thence along the southwesterly line of said Lowry Blvd. the following two (2) courses:

- 1. North 53°27'42" East a distance of 25.19 feet;

1 2.South 81°43'49" East a distance of 69.63 feet to the southwesterly line of Lowry Filing No.  
2 23, and on Yosemite St. (120' right of way) as dedicated per Resolution No. 149, Series of  
3 2007

4 thence South 36°32'18" East, along said southwesterly line, a distance of 589.93 feet to a  
5 point on the northwesterly line of proposed Sports Blvd;

6 thence South 53°27'42" West, along said northwesterly line, a distance of 491.72 feet to a  
7 point on the southeasterly line of said parcel of land described at Reception No.  
8 2001184498 extended southerly:  
9

10 thence North 36°28'21" West, along said southerly extension and along the southwesterly  
11 line of said parcel of land, a distance of 639.00 feet to a point on said southerly line of Lowry  
12 Blvd. (124' right of way);  
13

14 thence North 53°27'42" East, along said southerly line, a distance of 231.26 feet to the  
15 POINT OF BEGINNING.

16 **PARCEL II:**

17 The Easement rights as contained in Grant of Right of Way between the United States of  
18 America and Lowry Economic Redevelopment Authority recorded January 8, 1997 at  
19 Reception No. 9700003186.  
20

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

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

25 COMMITTEE APPROVAL DATE: November 16, 2021

26 MAYOR-COUNCIL DATE: November 23, 2021

27 PASSED BY THE COUNCIL: \_\_\_\_\_ January 10, 2022

28 

- PRESIDENT

29 APPROVED: \_\_\_\_\_ - MAYOR \_\_\_\_\_

30 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
31 EX-OFFICIO CLERK OF THE  
32 CITY AND COUNTY OF DENVER

33 NOTICE PUBLISHED IN THE DAILY JOURNAL: \_\_\_\_\_ ; \_\_\_\_\_

34 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: December 9, 2021

35 Pursuant to Section 13-9, D.R.M.C., this proposed ordinance has been reviewed by the office of  
36 the City Attorney. We find no irregularity as to form and have no legal objection to the proposed  
37 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to  
38 § 3.2.6 of the Charter.

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40 Kristin M. Bronson, Denver City Attorney

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42 BY: , Assistant City Attorney DATE: Dec 16, 2021