

BY AUTHORITY

ORDINANCE NO. 655

COUNCIL BILL NO. 684

SERIES OF 1981

INTRODUCED BY:

*Silchin, Reynolds, Corpio,  
Heckward, Hentzell, Swalm*

A B I L L

FOR AN ORDINANCE RELATING TO ZONING,  
CHANGING THE ZONING CLASSIFICATION FOR  
A SPECIFICALLY DESCRIBED AREA, GENERALLY  
DESCRIBED AS THE AREA WEST OF INTERSTATE  
25 AND THE PARADISE VALLEY COUNTRY CLUB,  
BETWEEN BELLEVIEW AVENUE AND QUINCY  
AVENUE, RECITING CERTAIN WAIVERS PROPOSED  
BY THE OWNER AND APPLICANTS FOR THE ZONING  
CLASSIFICATION AND PROVIDING FOR A RECOR-  
DATION OF THIS ORDINANCE.

BE IT ENACTED BY THE COUNCIL OF THE CITY AND COUNTY OF DENVER:

Section 1. That upon consideration for a change in  
the zoning classification of the land hereinafter described,  
council finds:

1. That the land hereinafter described is presently  
classified as part of the R-2-A District, as part of the  
R-0 District and as part of the RS-2 District;

2. That the owner and applicants propose that the  
zoning classification of the land hereinafter described be  
changed to B-4;

3. That the land hereinafter described is owned by  
Belquince Investment Company, and that the applicants for  
the change in zoning classification hereinafter set forth  
are Urban Investment and Development Company and Miller-  
Davis Company;

4. That in their application, the owner and the  
applicants have represented that if the zoning classification  
is changed pursuant to their application, the owners and the  
applicants will and hereby do:

- (a) Waive the right to use or occupy the land hereinafter described in Section 2 or to use occupy or erect thereon any structure or structures designed, erected, altered, used, or occupied for an ambulance service; for auto sales; for a blacksmithing shop; for a crafting service; for an electric contractor; for a food locker plant; for koshering of poultry; for a mail order house; for metal sharpening; for mirror silvering; for a mortuary; for a motorcycle shop; for a painting and decorating contractor; for radio and television broadcasting; for a sign contractor; for an establishment selling monuments and tombstones; for a special trades contractor; for fabrication, except for craftwork and electronic components; for an adult book store; for an eating place with adult amusement or entertainment; for an adult photo studio; for an adult theater; for any use intended to provide adult amusement or entertainment on the payment of a fee or admission charge; or for an outdoor general advertising device;
- (b) For the area referred to on Exhibit "A" as Sub Area 1, which may be hereinafter referred to as Sub Area 1 and which is more particularly described in Exhibit "B" which exhibit is herein incorporated by reference:
- (1) Waive the right to develop the maximum gross floor area as permitted in the B-4 District by agreeing not to construct, erect, and/or build in excess of 700,000 square feet of gross floor area in Sub Area 1, exclusive of publicly owned

- buildings, and agree within that 700,000 square foot limit to not construct more than 150,000 square feet of residential or more than 50,000 square feet of retail.
- (2) Waive the right to erect, construct and/or build any building having a height in excess of 80 feet.
- (3) For the area described in this paragraph (b) of Subsection 4 of Section 1 only, waive the right to use or occupy the land or erect thereon any structure or structures designed, erected, altered, used or occupied for a hotel.
- (c) For the area shown on Exhibit "A" as Sub Area 2, which may be hereinafter referred to as Sub Area 2 and which is described in Exhibit "C", which Exhibit is herein incorporated by reference:
- (1) Waive the right to develop the maximum gross floor area as permitted in the B-4 District by agreeing not to construct, erect and/or build in excess of 650,000 square feet of gross floor area in Sub Area 2, exclusive of publicly owned buildings, and agree within that 650,000 square foot limit to not construct more than 200,000 square feet of office or more than 50,000 square feet of retail.
- (2) Waive the right, in the area more than 500 feet east of the west line of Sub Area 2, to erect, construct and/or build any building having a height in excess of 130 feet. Within the westerly 500 feet of Sub Area 2, height limits shall be governed by a bulk regulation whereas no part of any structure (except eaves,

church spires, church towers, flag poles, antennae, chimneys, flues, vents or accessory water tanks) shall project up through the bulk limit which is defined by a plane extending up over Sub Area 2 at an angle of 6° (approximately 11 feet per 100 feet horizontal) with respect to the horizontal line which is co-directional to the western Sub Area boundary line. This horizontal line passes through a point 30 feet above existing grade at the mid point of said boundary line.

- (3) For the area described in this paragraph (c) of Subsection 4 of Section 1 only, waive the right to use or occupy the land or erect thereon any structure or structures designed, erected, altered, used or occupied for a hotel,
  - (4) Waive the right to use or occupy any of the westernmost 250 feet of Sub Area 2 to erect thereon any structure or structures designed, erected, altered, used or occupied for office uses.
  - (5) Waive the right to erect, construct and/or build any structure or structures within 100 feet of the western boundary of Sub Area 2
- (d) For the area referred to on Exhibit "A" as Sub Area 3, which may be hereinafter referred to as Sub Area 3 and which is described in Exhibit "D", which Exhibit is herein incorporated by reference:
- (1) Waive the right to develop the maximum gross floor area as permitted in the B-4 District by agreeing not to construct,

erect and/or build in excess of 2,350,000 square feet of gross floor area in Sub Area 3, exclusive of publicly owned buildings, and agree within that 2,350,000 square foot limit to not construct more than 2,000,000 square feet of office, more than 625,000 square feet of residential, more than 150,000 square feet of retail, or more than 500,000 square feet of hotel.

- (2) Waive the right to erect, construct and/or build any building having a height in excess of 210 feet

(e) For the area referred to on Exhibit "A" as Sub Area 4, which may hereinafter be referred to as Sub Area 4 and which is more particularly described in Exhibit "E" which Exhibit is herein incorporated by reference:

- (1) Waive the right to develop the maximum gross floor area as permitted in the B-4 District by agreeing not to construct, erect, and/or build in excess of 1,200,000 square feet of gross floor area in Sub Area 4, exclusive of publicly owned buildings, and agree within that 1,200,000 square foot limit to not construct more than 225,000 square feet of residential, more than 100,000 square feet of retail, or more than 500,000 square feet of hotel.
- (2) Waive the right, in the area more than 500 feet east of the West line of Sub Area 4, to erect, construct and/or build any building having a height in excess of

280 feet. Within the westerly 500 feet of Sub Area 4, height limits shall be governed by a bulk regulation whereas no part of any structure (except eaves, church spires, church towers, flag poles, antennae, chimneys, flues, vents or accessory water tanks) shall project up through the bulk limit which is defined by a plane extending up over Sub Area 4 at an angle of 12° (approximately 22 feet per 100 feet horizontal) with respect to the horizontal and which plane starts at a horizontal line which is co-directional to the western Sub Area boundary line. This horizontal line passes through a point 30 feet above existing grade at the mid point of said boundary line.

- (3) Waive the right to erect, construct and/or build any structure or structures within 100 feet of the western boundary of Sub Area 4.

Section 2. ~~That the zoning classification of the land~~

area in the City and County of Denver described as follows or included within the following boundaries shall be and hereby is changed from R-2-A, R-0 and RS-2 to B-4:

A PARCEL OF LAND SITUATED WITHIN THE EAST ½ OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN CITY AND COUNTY OF DENVER, COLORADO. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF EAST BELLEVUE AVENUE AND THE WEST LINE OF THE EAST ½ OF SAID SECTION 8 FROM WHICH THE SOUTH ¼ CORNER OF SAID SECTION 8 BEARS SOUTH 00°39'23" WEST, 50.00 FEET; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE OF EAST BELLEVUE AVENUE SOUTH 89°56'41" EAST, 1276.53 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE NORTH 00°11'19" EAST, 436 FEET; TO THE SOUTHWEST CORNER OF A TRACT UNDER LEASE DATED FEBRUARY 23, 1961, RECORDED OCTOBER 26, 1961 IN THE RECORDS OF THE CLERK AND RECORDER OF ARAPAHOE COUNTY IN BOOK 1297, STARTING AT PAGE 169; THENCE

CONTINUING ALONG THE SAME BEARING NORTH 00°11'19" EAST ALONG THE WESTERLY BOUNDARY LINE OF SAID LEASED PREMISES 669.04 FEET TO AN ANGLE POINT OF SAID WESTERLY BOUNDARY; THENCE CONTINUING ALONG THE SAME BEARING NORTH 00°11'19" EAST LEAVING SAID WESTERLY BOUNDARY, BUT ALONG THE CENTERLINE OF A PUBLIC SERVICE EASEMENT RECORDED IN BOOK 692, PAGE 344, WITH THE CLERK AND RECORDER OF ARAPAHOE COUNTY, 40.00 FEET; THENCE LEAVING SAID CENTERLINE OF THE EASEMENT NORTH 50°51'49" EAST, 610.00 FEET; THENCE NORTH 04°38'56" WEST, 429.42 FEET TO THE CENTERLINE OF SAID EASEMENT; THENCE NORTH 50°45'19" EAST ALONG SAID CENTERLINE - 160.00 FEET TO A POINT ON THE SAID WESTERLY BOUNDARY OF THE LEASED PREMISES.

THENCE ALONG SAID WESTERLY BOUNDARY THE FOLLOWING TWO COURSES: NORTH 24°00'35" WEST, 959.57 FEET; THENCE NORTH 65°59'25" EAST, 325.15 FEET; TO THE INTERSECTION OF THE BOUNDARY OF SAID LEASED PREMISES WITH THE WEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY I-25; THENCE NORTH 24°03'07" WEST ALONG SAID RIGHT-OF-WAY LINE 981.32 FEET TO THE EAST 1/16 LINE OF SAID SECTION 8; THENCE NORTH 00°25'30" EAST ALONG SAID EAST 1/16 LINE 58.18 FEET; THENCE NORTH 24°03'07" WEST, 1207.46 FEET; ALONG SAID WEST RIGHT-OF-WAY LINE TO ITS INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF EAST QUINCY AVENUE; THENCE ALONG SAID RIGHT-OF-WAY NORTH 82°35'53" WEST, 804.30 FEET; TO A POINT ON THE WEST LINE OF SAID EAST 1/2 OF SECTION 8; THENCE ALONG SAID WEST LINE OF THE EAST 1/2 OF SECTION 8, SOUTH 00°39'23" WEST, 5227.77 FEET; TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 165.3 ACRES, MORE OR LESS.

Section 3. That the foregoing change in zoning classification is based upon the representations by the owner and the applicants that they will waive those certain rights available to them and, in lieu thereof, agree to certain limitations which limitations are set forth in Subsection 4 of Section 1, hereof, which said waivers shall be binding upon the owner and the applicants for the change in zoning classification and shall be binding upon all successors and assigns of said owner and said applicants.

Section 4. That this Ordinance shall be recorded by the Department of Zoning Administration among the records of the Clerk and Recorder of the City and County of Denver.

PASSED BY the Council, December 7, 1981  
William R. Roberts - President

APPROVED: *W. J. Nichols* - Mayor *December 8* 1981

ATTEST: *G. J. Seaman* Clerk and Recorder, Ex-Officio  
Clerk of the City and County  
of Denver

PUBLISHED IN The Daily Journal *Nov. 13,* 1981 and *Dec. 11,* 1981

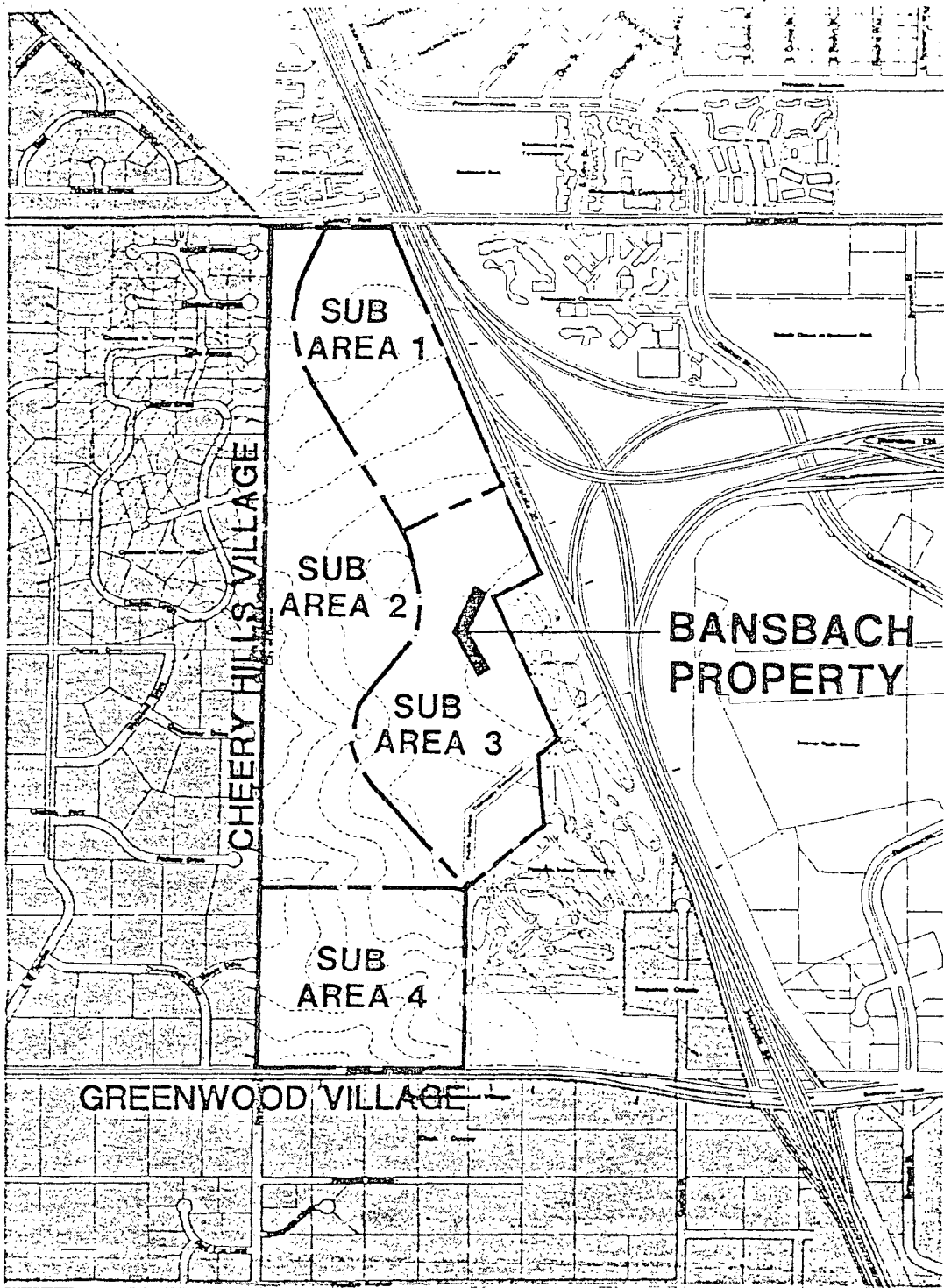
PREPARED BY: *Ma. P. Quinn* - City Attorney *10-21* 1981  
*with*







EXHIBIT "A"



- ARAPAHOE COUNTY
- DENVER COUNTY

ISI Interplan Services, Inc.

### PROPOSED SUB AREA MAP

### Bansbach Property Rezoning

Urban Investment and Development Co.  
Miller-Davis Co.  
Denver, Colorado

2503 229  
110 272A  
7A

## EXHIBIT "B"

## SUB AREA 1

A PARCEL OF LAND SITUATED WITHIN THE EAST ONE HALF ( $\frac{1}{2}$ ) OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH ONE QUARTER ( $\frac{1}{4}$ ) CORNER OF SAID SECTION 8, THENCE NORTH 00°39'23" EAST, 50.00 FEET TO A POINT AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF EAST BELLEVIEW AVENUE WITH THE WEST LINE OF THE EAST ONE HALF ( $\frac{1}{2}$ ) OF SAID SECTION 8; THENCE CONTINUING NORTH 00°39'23" EAST ALONG SAID WEST LINE 5227.77 FEET TO A POINT AT THE INTERSECTION OF SAID WEST LINE WITH THE SOUTH RIGHT-OF-WAY LINE OF EAST QUINCY AVENUE; THENCE ALONG SAID RIGHT-OF-WAY SOUTH 82°35'53" EAST, 372.95 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY SOUTH 82°35'53" EAST, 431.35 FEET TO A POINT AT THE INTERSECTION OF SAID SOUTH RIGHT-OF-WAY LINE WITH THE WEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 25; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE AND ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 24°03'07" EAST, 1207.46 FEET TO THE EAST ONE-SIXTEENTH LINE OF SAID SECTION 8, THENCE ALONG SAID ONE-SIXTEENTH LINE SOUTH 00°25'30" WEST, 58.18 FEET; THENCE LEAVING SAID ONE-SIXTEENTH LINE AND CONTINUING ALONG SAID WEST RIGHT-OF-WAY SOUTH 24°03'07" EAST, 381.32 FEET; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE SOUTH 65°56'53" WEST, 667.02 FEET TO A POINT ON A CURVE, THENCE 276.36 FEET ALONG AN ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 561.00 FEET, CENTRAL ANGLE OF 28°13'23" AND WHOSE CHORD BEARS NORTH 20°52'18" WEST, 273.57 FEET TO A POINT OF TANGENCY, THENCE NORTH 34°59'03" WEST, 946.60 FEET TO A POINT OF CURVATURE; THENCE 925.11 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 561.40 FEET, A CENTRAL ANGLE OF 94°24'56" AND WHOSE CHORD BEARS NORTH 12°13'25" EAST, 823.93 FEET TO THE TRUE POINT OF BEGINNING; SAID PARCEL CONTAINING 31.06 ACRES, MORE OR LESS.

2503 230

110 272B

## EXHIBIT "C"

## SUB AREA 2

A PARCEL OF LAND SITUATED WITHIN THE EAST ONE HALF ( $\frac{1}{2}$ ) OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH ONE QUARTER ( $\frac{1}{4}$ ) CORNER OF SAID SECTION 8; THENCE NORTH 00°39'23" EAST, 50.00 FEET TO A POINT AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF EAST BELLEVIEW AVENUE WITH THE WEST LINE OF THE EAST ONE HALF OF SAID SECTION 8; THENCE CONTINUING NORTH 00°39'23" EAST ALONG SAID WEST LINE 1088.76 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE NORTH 00°39'23" EAST, 4139.01 FEET TO A POINT AT THE INTERSECTION OF SAID WEST LINE WITH THE SOUTH RIGHT-OF-WAY LINE OF EAST QUINCY AVENUE; THENCE ALONG SAID RIGHT-OF-WAY SOUTH 82°35'53" EAST, 372.95 FEET TO A POINT ON A CURVE, THENCE LEAVING SAID RIGHT-OF-WAY 925.11 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 561.40 FEET, A CENTRAL ANGLE OF 94°24'56" AND WHOSE CHORD BEARS SOUTH 12°13'25" WEST, 823.93 FEET TO A POINT OF TANGENCY; THENCE SOUTH 34°59'03" EAST, 946.60 FEET TO A POINT OF CURVATURE; THENCE 724.00 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 561.00 FEET, A CENTRAL ANGLE OF 73°56'36" AND WHOSE CHORD BEARS SOUTH 01°59'15" WEST, 674.79 FEET TO A POINT OF TANGENCY; THENCE SOUTH 38°57'33" WEST, 518.25 FEET TO A POINT OF CURVATURE; THENCE 375.03 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 561.00 FEET, A CENTRAL ANGLE OF 38°18'10" AND WHOSE CHORD BEARS SOUTH 19°48'28" WEST, 368.09 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°39'23" WEST, 151.58 FEET TO A POINT OF CURVATURE; THENCE 712.85 ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 561.00 FEET, A CENTRAL ANGLE OF 72°48'16" AND WHOSE CHORD BEARS SOUTH 35°44'45" EAST, 665.85 FEET TO A POINT OF TANGENCY; THENCE SOUTH 72°03'53" EAST, 125.27 FEET TO A POINT OF CURVATURE; THENCE 404.77 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 561.00 FEET, A CENTRAL ANGLE OF 41°20'24" AND WHOSE CHORD BEARS SOUTH 51°28'41" EAST, 396.05 FEET TO A POINT ON SAID CURVE; THENCE LEAVING SAID CURVE SOUTH 59°11'31" WEST, 60.00 FEET TO A POINT OF CURVATURE; THENCE 302.19 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 561.00 FEET, A CENTRAL ANGLE OF 30°51'48" AND WHOSE CHORD BEARS SOUTH 74°37'25" WEST, 293.55 FEET, TO A POINT OF TANGENCY; THENCE NORTH 89°56'41" WEST, 788.49 FEET TO THE TRUE POINT OF BEGINNING; SAID PARCEL CONTAINING 47.57 ACRES, MORE OR LESS.

2503 231  
110 272C

## EXHIBIT "D"

## SUB AREA 3

A PARCEL OF LAND SITUATED WITHIN THE EAST ONE-HALF ( $\frac{1}{2}$ ) OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN CITY AND COUNTY OF DENVER, COLORADO. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT WHICH IS THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF EAST BELLEVIEW AVENUE AND THE WEST LINE OF THE EAST ONE HALF ( $\frac{1}{2}$ ) OF SAID SECTION 8 FROM WHICH THE SOUTH ONE-QUARTER ( $\frac{1}{4}$ ) CORNER OF SAID SECTION 8 BEARS SOUTH 00°39'23" WEST, 50.00 FEET; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE OF EAST BELLEVIEW AVENUE SOUTH 89°56'41" EAST, 1276.53 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE NORTH 00°11'19" EAST, 1145.04 FEET TO A POINT ON THE CENTERLINE OF A PUBLIC SERVICE COMPANY EASEMENT RECORDED IN BOOK 692, PAGE 344, WITH THE CLERK AND RECORDER OF ARAPAHOE COUNTY, AND THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID CENTERLINE OF THE EASEMENT NORTH 50°51'49" EAST, 610.00 FEET; THENCE NORTH 04°38'56" WEST, 429.42 FEET TO THE CENTERLINE OF SAID PUBLIC SERVICE EASEMENT; THENCE NORTH 50°45'19" EAST ALONG SAID CENTERLINE 160.00 FEET; THENCE NORTH 24°00'35" WEST, 959.57 FEET; THENCE NORTH 65°59'25" EAST, 325.15 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 25; THENCE NORTH 24°03'07" WEST, ALONG SAID RIGHT-OF-WAY LINE 600.00 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE SOUTH 65°56'53" WEST, 667.02 FEET TO A POINT ON A CURVE; THENCE 447.65 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 561.00 FEET, A CENTRAL ANGLE OF 45°43'08", AND WHOSE CHORD BEARS SOUTH 16°06'00" WEST, 435.86 FEET TO A POINT OF TANGENCY; THENCE SOUTH 38°57'33" WEST, 518.25 FEET TO A POINT OF CURVATURE; THENCE 375.03 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 561.00 FEET, A CENTRAL ANGLE OF 38°18'10", AND WHOSE CHORD BEARS SOUTH 19°48'28" WEST, 368.09 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°39'23" WEST, 151.58 FEET TO A POINT OF CURVATURE; THENCE 712.85 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 561.00 FEET, A CENTRAL ANGLE OF 72°48'16" AND WHOSE CHORD BEARS SOUTH 35°44'45" EAST, 665.85 FEET TO A POINT OF TANGENCY; THENCE SOUTH 72°08'53" EAST, 125.27 FEET TO A POINT OF CURVATURE; THENCE 404.77 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 561.00 FEET, A CENTRAL ANGLE OF 41°20'24", AND WHOSE CHORD BEARS SOUTH 51°28'41" EAST, 396.05 FEET; THENCE SOUTH 68°53'31" EAST, 150.00 FEET TO THE TRUE POINT OF BEGINNING AND CONTAINING 54.33 ACRES MORE OR LESS.

2503 232

110 272D

## EXHIBIT "E"

## SUB AREA 4

A PARCEL OF LAND SITUATED WITHIN THE EAST ONE HALF ( $\frac{1}{2}$ ) OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF EAST BELLEVIEW AVENUE AND THE WEST LINE OF THE EAST ONE HALF ( $\frac{1}{2}$ ) OF SAID SECTION 8 FROM WHICH THE SOUTH ONE-QUARTER ( $\frac{1}{4}$ ) CORNER OF SAID SECTION 8 BEARS SOUTH  $00^{\circ}39'23''$  WEST, 50.00 FEET; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE OF EAST BELLEVIEW AVENUE SOUTH  $89^{\circ}56'41''$  EAST, 1276.53 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE NORTH  $00^{\circ}11'19''$  EAST, 1105.04 FEET; THENCE CONTINUING NORTH  $00^{\circ}11'19''$  EAST ALONG THE CENTERLINE OF A PUBLIC SERVICE EASEMENT RECORDED IN BOOK 692 AT PAGE 344, WITH THE CLERK AND RECORDER OF ARAPAHOE COUNTY, 40.00 FEET; THENCE LEAVING SAID CENTERLINE NORTH  $68^{\circ}53'31''$  WEST, 150.00 FEET; THENCE SOUTH  $59^{\circ}11'31''$  WEST, 60.00 FEET TO A POINT OF CURVATURE; THENCE 302.19 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 561.00 FEET, A CENTRAL ANGLE OF  $30^{\circ}51'48''$ ; AND WHOSE CHORD BEARS SOUTH  $74^{\circ}37'25''$  WEST, 298.55 FEET TO A POINT OF TANGENCY; THENCE NORTH  $89^{\circ}56'41''$  WEST, 788.49 FEET TO A POINT ON THE WEST LINE OF SAID EAST ONE HALF ( $\frac{1}{2}$ ) OF SECTION 8; THENCE ALONG SAID WEST LINE SOUTH  $00^{\circ}39'23''$  WEST, 1088.76 FEET TO THE TRUE POINT OF BEGINNING; AND CONTAINING 32.34 ACRES MORE OR LESS.

2503 233

110 272E

# City & County of Denver Board of Councilmen

## ZONING AMENDMENT FINDINGS

655

C.B. NO. 684 APPLICATION NO. 3303

APPLICANT Urban Investment & Development Co. ADDRESS 717 17th Street Su 1330 INTEREST  
Miller-Davis Co Denver, CO 80202 OWNER  
410 17th Street Su 1600 XX AGENT  
Denver, CO 80202

OTHER PERSONS, FIRMS OR CORPORATIONS REPRESENTED BY APPLICANT

Belquince Investment Co 650 S Cherry St Su 1005 INTEREST  
Option Holders: 717 17th St Suite 1330 XX OWNER  
Denver Tech Center Assoc 410 17th St Suite 1600 AGENT  
Quincy Investment Co

LOCATION OF PROPOSED CHANGE Parcel S.W. of I-25 & Quincy Ave.

LEGAL DESCRIPTION OF PROPERTY The property is situated within the East 1/2 of Section 8, T-5-2, R-67-W of the 6th P.M., City and County of Denver, more particularly described in the attached Exhibit A.

AREA OF SUBJECT PROPERTY (SQUARE FEET OR ACRES) 165.4 Acres, more or less

PRESENT ZONE R-2-A, R-0, R-S-2 PROPOSED ZONE B-4(waivers)

DATE OF PUBLIC HEARING 12/7/81

FINDINGS OF FACT AND CONCLUSION This land area is abutted on the east and south by high-density office and commercial development. It is a portion of the southeast corridor that has changed in recent years from agricultural uses to a designated activity center. The proposal has been carefully designed and restricted in development to protect single-family development in Cherry Hills Village and residential development in Denver North of Quincy and east and west of I-25. The greater density will occur to southerly and easterly portions to limit the traffic impact on these residential areas.

DISPOSITION PASSED

Dec. 16, 1981 William R. Robert  
 \_\_\_\_\_  
 PRESIDENT OF CITY COUNCIL



W. H. McNICHOLS, JR.  
Mayor

# CITY AND COUNTY OF DENVER

DEPARTMENT OF LAW  
MAX P. ZALL  
CITY ATTORNEY

OFFICE OF CITY ATTORNEY  
CITY AND COUNTY BUILDING  
DENVER, COLORADO 80202  
PHONE (303) 575-2665

October 22, 1981

MEMORANDUM

TO: William R. Roberts  
President  
Denver Board of Councilmen

FROM: Max P. Zall *W H Z*  
City Attorney

BY: Robert M. Kelly *Robert M Kelly*  
Assistant City Attorney

SUBJECT: ZONING APP. #3303 - Rezoning area described as  
a parcel Southwest of I-25 and Quincy Ave. from  
R-2-A, R-0, R-3-2 to B-4 (Waivers).

Attached is a Bill for an Ordinance relating to Zoning, changing the zoning classification for a specifically described area, generally described as the area west of Interstate 25 and the Paradise Valley Country Club, between Belleview Avenue and Quincy Avenue, reciting certain waivers proposed by the owner and applicants for the zoning classification and providing for a recordation of this Ordinance.

This Bill was prepared at the request of the Zoning Department and was discussed and authorized for filing at the Mayor/Council meeting on Tuesday, October 20, 1981.

RMK/jm

attachments

CITY COUNCIL  
CITY & COUNTY OF DENVER  
OCT 22 1981  
AM 7 8 9 10 11 12 1 2 3 4 5 6 PM

Backloaded 8764184

021786

1981 DEC 21 PM 3:42

Ordinance No. 655 Series 19 81

Councilman's Bill No. 684

2503 221

F. J. SERAFINI  
COUNTY CLERK  
DENVER COUNTY

Meeting Date Nov. 9, 1981

Read in full to the Board of Councilmen and referred to the Committee on

Spaving & Road Use

Committee report adopted and bill ordered published.

Meeting Date Nov. 9, 1981

Read by title and passed.

Meeting Date 12-7, 1981

2503 234

4:00:00 AM

RECEIVED  
CITY CLERK  
DENVER  
OCT 22 1981

CITY COUNCIL  
CITY & COUNTY OF DENVER

OCT 22 1981

AM  
7:51:00 PM  
12:34:55