

**BY AUTHORITY**

ORDINANCE NO. \_\_\_\_\_  
SERIES OF 2024

COUNCIL BILL NO. CB24-1140  
COMMITTEE OF REFERENCE:  
South Platte River

**A BILL**

**For an ordinance changing the zoning classification for 1000 Chopper Circle and associated properties in Auraria.**

**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 D-CPV-C, D-CPV-T districts, 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-MX-8; C-MU-30 with Waivers and Conditions, UO-1; and C-MX-5.
- b. It is proposed that the land area hereinafter described be changed to D-CPV-C, D-CPV-T.

**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-30 with Waivers and Conditions, UO-1 and C-MX-5 to D-CPV-C:

A PARCEL OF LAND BEING A PORTION OF BLOCKS 4, 5, 6, 7, 34, 37, 68, 70, 71, 73, 253, 255, 258, 259, 260, 261, 263, 270 AND 271, ALONG WITH ALL OF BLOCKS 35, 36, 69, 72, 254 AND 262, ALONG WITH VACATED ALLEYS AND A PORTION OF THE VACATED STREETS ADJACENT TO AND CONTIGUOUS WITH SAID BLOCKS, ALL LOCATED IN WEST DENVER, AS PLATTED IN BOOK 1 AT PAGE 22, IN THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER; SITUATED IN SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN; CITY AND COUNTY OF DENVER, STATE OF COLORADO; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

1 BASIS OF BEARINGS: THE NORTHEASTERLY LINE OF SAID BLOCK 69, HAVING AN  
2 ASSUMED BEARING OF SOUTH 30°23'26" EAST, A DISTANCE OF 397.20 FEET;

3  
4 **COMMENCING** AT THE MOST NORTHERLY CORNER OF SAID BLOCK 69;

5  
6 THENCE SOUTH 37°32'47" EAST, A DISTANCE OF 92.32 FEET TO THE **POINT OF BEGINNING**;

7  
8 THENCE SOUTH 30°23'26" EAST, A DISTANCE OF 341.76 FEET A POINT ON THE  
9 NORTHWESTERLY RIGHT-OF- WAY OF AURARIA PARKWAY, BEING THE BEGINNING OF A  
10 NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 3,082.50 FEET,  
11 THE RADIUS POINT OF SAID CURVE BEARS SOUTH 39°03'28" EAST;

12  
13 THENCE, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY, THE FOLLOWING SIXTEEN (16)  
14 COURSES;

- 15  
16 1. SOUTH 37°23'00" WEST, A DISTANCE OF 22.36 FEET TO THE BEGINNING OF A NON-  
17 TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 3,082.50 FEET,  
18 THE RADIUS POINT OF SAID CURVE BEARS SOUTH 39°03'28" EAST;
- 19  
20 2. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°26'55",  
21 AN ARC LENGTH OF 239.33 FEET;
- 22  
23 3. SOUTH 46°29'23" WEST, A DISTANCE OF 391.66 FEET;
- 24  
25 4. SOUTH 58°50'48" WEST, A DISTANCE OF 150.84 FEET;
- 26  
27 5. SOUTH 24°11'50" WEST, A DISTANCE OF 42.67 FEET;
- 28  
29 6. SOUTH 36°44'33" WEST, A DISTANCE OF 154.60 FEET;
- 30  
31 7. SOUTH 44°39'00" WEST, A DISTANCE OF 71.79 FEET;
- 32  
33 8. NORTH 30°23'26" WEST, A DISTANCE OF 24.20 FEET;
- 34  
35 9. SOUTH 48°16'22" WEST, A DISTANCE OF 367.67 FEET;
- 36  
37 10. SOUTH 30°23'26" EAST, A DISTANCE OF 55.53 FEET;
- 38  
39 11. SOUTH 59°43'31" WEST, A DISTANCE OF 263.82 FEET;
- 40  
41 12. SOUTH 59°43'31" WEST, A DISTANCE OF 80.00 FEET;
- 42  
43 13. SOUTH 30°23'26" EAST, A DISTANCE OF 24.82 FEET;
- 44  
45 14. SOUTH 59°42'10" WEST, A DISTANCE OF 280.38 FEET;
- 46  
47 15. SOUTH 76°17'57" WEST, A DISTANCE OF 83.52 FEET;

48

1 16. SOUTH 59°43'30" WEST, A DISTANCE OF 280.62 FEET;  
2  
3 THENCE NORTH 30°23'29" WEST, A DISTANCE OF 346.33 FEET TO A POINT ON THE  
4 CENTERLINE OF VACATED WAZEE STREET;  
5  
6 THENCE NORTH 59°36'34" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 59.48 FEET TO  
7 THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF  
8 1,208.70 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 74°25'10" EAST;  
9  
10 THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 70°22'26", AN  
11 ARC LENGTH OF 1,484.59 FEET;  
12  
13 THENCE NORTH 59°36'18" EAST, A DISTANCE OF 279.77 FEET;  
14  
15 THENCE NORTH 59°35'04" EAST, A DISTANCE OF 389.79 FEET TO THE BEGINNING OF A  
16 NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 968.77 FEET,  
17 THE RADIUS POINT OF SAID CURVE BEARS NORTH 23°02'50" WEST;  
18  
19 THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  
20 07°22'07", AN ARC LENGTH OF 124.59 FEET;  
21  
22 THENCE NORTH 59°35'04" EAST, A DISTANCE OF 284.11 FEET TO THE BEGINNING OF A  
23 NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1,208.08 FEET,  
24 THE RADIUS POINT OF SAID CURVE BEARS NORTH 48°12'20" WEST;  
25  
26 THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  
27 10°42'53", AN ARC LENGTH OF 225.92 FEET;  
28  
29 THENCE NORTH 31°04'47" EAST, A DISTANCE OF 311.92 FEET TO THE BEGINNING OF A  
30 TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1,591.36 FEET;  
31  
32 THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  
33 06°04'45", AN ARC LENGTH OF 168.85 FEET TO THE BEGINNING OF A NON-TANGENT CURVE  
34 CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1,388.24 FEET, THE RADIUS POINT OF  
35 SAID CURVE BEARS NORTH 46°33'59" EAST;  
36  
37 THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  
38 03°25'32", AN ARC LENGTH OF 83.00 FEET;  
39  
40 THENCE SOUTH 46°51'33" EAST, A DISTANCE OF 239.97 FEET TO A POINT ON SAID  
41 NORTHERLY RIGHT-OF- WAY OF VACATED WEWATTA STREET;  
42  
43 THENCE NORTH 59°36'34" EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE  
44 OF 25.47 FEET; THENCE SOUTH 46°51'34" EAST, A DISTANCE OF 272.76 FEET;  
45 THENCE SOUTH 46°12'56" EAST, A DISTANCE OF 89.58 FEET;  
46  
47 THENCE SOUTH 44°36'36" WEST, A DISTANCE OF 330.19 FEET TO THE BEGINNING OF A  
48 TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 200.00 FEET;

1 THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 75°00'02", AN  
2 ARC LENGTH OF 261.80 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF BLOCK 7,  
3 SAID WEST DENVER;  
4  
5 THENCE SOUTH 30°23'26" EAST, ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF  
6 22.40 FEET;  
7  
8 THENCE SOUTH 59°36'34" WEST, A DISTANCE OF 812.00 FEET TO THE **POINT OF**  
9 **BEGINNING**.  
10  
11 CONTAINING AN AREA OF 65.121 ACRES, (2,836,689 SQUARE FEET), MORE OR LESS  
12  
13 **EXCEPT THE FOLLOWING PARCEL:**  
14 **BEGINNING** AT THE MOST NORTHERLY CORNER OF SAID BLOCK 258;  
15  
16 THENCE SOUTH 59°36'34" WEST, ALONG THE NORTHWESTERLY LINE OF SAID BLOCK 258,  
17 A DISTANCE OF  
18 24.13 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY HAVING  
19 A RADIUS OF  
20 452.55 FEET, THE RADIUS POINT OF SAID CURVE BEARS NORTH 75°10'18" WEST;  
21  
22 THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  
23 15°46'13", AN ARC LENGTH OF 124.56 FEET;  
24  
25 THENCE SOUTH 30°35'56" WEST, A DISTANCE OF 90.28 FEET TO THE BEGINNING OF A  
26 TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 329.84 FEET;  
27  
28 THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  
29 14°38'32", AN ARC LENGTH OF 84.29 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF  
30 SAID BLOCK 258;  
31  
32 THENCE NORTH 30°23'26" WEST, ALONG SAID SOUTHWESTERLY LINE AND ITS  
33 NORTHERLY EXTENSION AND THE SOUTHWESTERLY LINE OF SAID BLOCK 259, A  
34 DISTANCE OF 403.50 FEET;  
35  
36 THENCE NORTH 59°36'34" EAST, A DISTANCE OF 97.50 FEET; THENCE NORTH 17°47'57"  
37 EAST, A DISTANCE OF 12.75 FEET;  
38 THENCE NORTH 59°36'34" EAST, A DISTANCE OF 33.50 FEET TO A POINT ON THE  
39 CENTERLINE OF THE 16.50 FOOT ALLEY WITHIN SAID BLOCK 259;  
40  
41 THENCE NORTH 30°23'26" WEST, ALONG SAID CENTERLINE, A DISTANCE OF 57.00 FEET;  
42  
43 THENCE NORTH 59°36'34" EAST, A DISTANCE OF 180.00 FEET TO A POINT ON THE  
44 CENTERLINE OF VACATED 6TH STREET;  
45  
46 THENCE SOUTH 30°23'26" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 319.60 FEET  
47 TO A POINT ON THE EASTERLY EXTENSION OF SAID NORTHWESTERLY LINE OF BLOCK  
48 258;

1 THENCE SOUTH 59°36'34" WEST, ALONG SAID EASTERLY EXTENSION, A DISTANCE OF  
2 40.00 FEET TO THE  
3 **POINT OF BEGINNING.**

4  
5 CONTAINING AN AREA OF 2.659 ACRES, (115,831 SQUARE FEET), MORE OR LESS.

6  
7 THE SUBJECT PARCEL CONTAINS A GROSS AREA OF 62.462 ACRES, (2,720,858 SQUARE  
8 FEET), MORE OR LESS

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 the zoning classification of the land area in the City and County of Denver  
12 described as follows shall be and hereby is changed from C-MU-30 with Waivers and Conditions, UO-  
13 1 and C-MX-8 to D-CPV-T:

14 A PARCEL OF LAND BEING A PORTION OF THE NORTH HALF OF SECTION 33, TOGETHER  
15 WITH A PORTION OF BLOCKS 4, 7, 34 AND 37, ALONG WITH VACATED ALLEYS AND A  
16 PORTION OF THE VACATED STREETS ADJACENT TO AND CONTIGUOUS WITH SAID  
17 BLOCKS, ALL LOCATED IN WEST DENVER, AS PLATTED IN BOOK 1 AT PAGE 22, IN THE  
18 RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER; SITUATED IN  
19 SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN;  
20 CITY AND COUNTY OF DENVER, STATE OF COLORADO; MORE PARTICULARLY DESCRIBED  
21 AS FOLLOWS:

22 **BEGINNING** AT THE MOST SOUTHERLY CORNER OF SAID BLOCK 7, BEING A POINT ON  
23 THE NORTHWESTERLY RIGHT-OF-WAY OF AURARIA PARKWAY;

24 THENCE, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY, THE FOLLOWING TWO (2)  
25 COURSES;

26 1. SOUTH 59°36'34" WEST (BASIS OF BEARINGS), A DISTANCE OF 723.50 FEET;

27 2. SOUTH 37°23'00" WEST, A DISTANCE OF 95.60 FEET;

28 THENCE NORTH 30°23'26" WEST, A DISTANCE OF 341.76 FEET;

29 THENCE NORTH 59°36'34" EAST, A DISTANCE OF 812.00 FEET TO A POINT ON THE  
30 SOUTHWESTERLY LINE OF SAID BLOCK 7;

31 THENCE NORTH 30°23'26" WEST, ALONG SAID SOUTHWESTERLY LINE A DISTANCE OF  
32 22.40 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE EASTERLY HAVING A  
33 RADIUS OF 200.00 FEET;

34 THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  
35 75°00'02", AN ARC LENGTH OF 261.80 FEET;

36 THENCE NORTH 44°36'36" EAST, A DISTANCE OF 330.19 FEET;

1 THENCE SOUTH 46°12'56" EAST, A DISTANCE OF 25.00 FEET;  
2 THENCE SOUTH 46°50'28" EAST, A DISTANCE OF 102.38 FEET TO THE BEGINNING OF A  
3 NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 951.74 FEET,  
4 THE RADIUS POINT OF SAID CURVE BEARS SOUTH 43°10'35" WEST;  
5  
6 THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  
7 01°45'17", AN ARC LENGTH OF 29.15 FEET TO THE BEGINNING OF A NON-TANGENT  
8 CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1,150.00 FEET, THE RADIUS  
9 POINT OF SAID CURVE BEARS SOUTH 48°43'52" WEST;  
10  
11 THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  
12 10°08'06", AN ARC LENGTH OF 203.42 FEET;  
13  
14 THENCE SOUTH 31°08'02" EAST, A DISTANCE OF 41.81 FEET;  
15  
16 THENCE SOUTH 41°25'54" EAST, A DISTANCE OF 51.01 FEET;  
17  
18 THENCE SOUTH 30°24'45" EAST, A DISTANCE OF 29.93 FEET;  
19  
20 THENCE SOUTH 59°36'34" WEST, A DISTANCE OF 541.70 FEET TO A POINT ON THE  
21 SOUTHWESTERLY LINE OF SAID BLOCK 7;  
22  
23 THENCE SOUTH 30°23'26" EAST, ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 132.40  
24 FEET TO THE **POINT OF BEGINNING**.

25  
26 CONTAINING AN AREA OF 10.578 ACRES, (460,761 SQUARE FEET), MORE OR LESS  
27 in addition thereto, those portions of all abutting public rights-of-way, but only to the centerline  
28 thereof, which are immediately adjacent to the aforesaid specifically described area.

29 **Section 4.** That this ordinance shall be recorded by the Manager of Community Planning and  
30 Development in the real property records of the Denver County Clerk and Recorder.

31 **[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]**

1 COMMITTEE APPROVAL DATE: September 11, 2024  
2 MAYOR-COUNCIL DATE: September 17, 2024 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: September 19, 2024  
11 Pursuant to Section 13-9, 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  
16 Kerry Tipper, Denver City Attorney  
17  
18 BY: \_\_\_\_\_, Assistant City Attorney DATE: \_\_\_\_\_