

**BY AUTHORITY**

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

COUNCIL BILL NO. CB22-0125  
COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

**A BILL**

**For an ordinance changing the zoning classification for 8101 & 8351 East Belleview Avenue in Hampden South.**

**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 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 B-8 with waivers and conditions, UO-1, UO-2 and B-8 with waivers, UO-1, UO-2.
- b. It is proposed that the land area hereinafter described be changed to S-MX-8.

**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 B-8 with waivers and conditions, UO-1, UO-2 and B-8 with waivers, UO-1, UO-2 to S-MX-8:

**Parcel 1:**

A tract of land in the Southeast ¼ of Section 9, Township 5 South, Range 67 West of the 6th Principal Meridian, City and County of Denver, State of Colorado, more particularly described as follows:

- Commencing at the Southwest corner of said Southeast ¼;
- Thence East along the South line of said Southeast ¼, 664.91 feet;
- Thence on an angle to the left of 89°33'46" and parallel with the West line of said Southeast ¼, 70.00 feet to the True Point of Beginning;
- Thence continuing along the same course an additional distance of 726.00 feet;
- Thence on an angle to the left of 90°26'14" and parallel with said South line of the Southeast ¼, 584.91 feet;

1 Thence on an angle to the left of 89°33'46" and parallel with said West line of the Southeast  
2 ¼, 65.00 feet;  
3 Thence on an angle to the right of 89°33'46" and parallel with said South line of the  
4 Southeast ¼, 20.00 feet;  
5 Thence on an angle to the left of 89°33'46" and parallel with said West line of the Southeast  
6 ¼, 558.72 feet to a point of curvature;  
7 Thence along a curve to the left having a radius of 101.50 feet and a central angle of  
8 90°26'14", an arc distance of 160.21 feet to a point of tangency;  
9 Thence along the tangent to the aforesaid curve, parallel with and 70.00 feet North of said  
10 South line of the Southeast ¼ of Section 9, 502.63 feet to the True Point of Beginning.

11 **Parcel 2:**

12 A parcel of land located in the Southeast ¼ of Section 9, Township 5 South, Range 67 West  
13 of the 6th Principal Meridian, Denver Technological Center-Superblock "F", City and County  
14 of Denver, State of Colorado, more particularly described as follows:

15 Commencing at the Southwest corner of said Southeast ¼;  
16 Thence Easterly along the South line of said Southeast ¼, a distance of 664.91 feet;  
17 Thence on an angle right of 90°24'29" and parallel with the West line of said Southeast ¼, a  
18 distance of 60.00 feet to the True Point of Beginning;  
19 Thence continuing on the previously described course, a distance of 10.00 feet to the  
20 Southeast corner of a parcel of land as described in Book 3140 at Page 647, recorded on  
21 July 5, 1994 in the records of the Clerk and Recorder of the City and County of Denver,  
22 Colorado;  
23 Thence continuing on the previously described course and along the Easterly line of said  
24 parcel, a distance of 726.00 feet to a point on the Southerly line of a parcel of land as  
25 described at Reception No. 92-0140336, recorded on November 25, 1992 in the records of  
26 the Clerk and Recorder of the City and County of Denver;  
27 Thence on an angle left of 89°59'59" and along the Southerly line of said parcel, a distance  
28 of 15.00 feet to a point on the Southwesterly line of a parcel of land as described in  
29 Reception No. 95-00132628, recorded on November 19, 1992 in the records of the Clerk  
30 and Recorder of the City and County of Denver;  
31 Thence on an angle left of 141°02'03" and along said Southwesterly line, a distance of  
32 130.65 feet;  
33 Thence on an angle right of 118°52'09", a distance of 20.00 feet;  
34 Thence on an angle left of 90°00'00", a distance of 260.00 feet to a point on the Northerly  
35 line of a parcel of land described in Book 2818 at Page 14, recorded May 23, 1983 in the  
36 records of the Clerk and Recorder of the City and County of Denver;  
37 Thence continuing along the Northerly and Southwesterly lines of said parcel the following  
38 two (2) courses:  
39 1) Thence on an angle left of 90°00'00", a distance of 20.00 feet;  
40 2) Thence on an angle right of 90°00'00", a distance of 37.88 feet;

1 Thence continuing on the previously described course, a distance of 147.15 feet to a point  
2 of curvature;  
3 Thence along the arc of a tangent curve to the right having a radius of 322.86 feet, a central  
4 angle of 21°43'40", and an arc length of 122.44 feet;  
5 Thence along the tangent of said curve, a distance of 120.00 feet to a point on the Northerly  
6 right of way line of East Belleview Avenue, said point also being 60.00 feet North of the  
7 South line of the Southeast ¼ of said Section 9;  
8 Thence on an angle left of 90°00'00", 60.00 feet North and parallel with said South line, a  
9 distance of 309.25 feet to the True Point of Beginning; City and County of Denver, State of  
10 Colorado.

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

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

15 COMMITTEE APPROVAL DATE: February 1, 2022 by Consent

16 MAYOR-COUNCIL DATE: February 8, 2022 by Consent

17 PASSED BY THE COUNCIL: \_\_\_\_\_

18 \_\_\_\_\_ - PRESIDENT

19 APPROVED: \_\_\_\_\_ - MAYOR \_\_\_\_\_

20 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
21 EX-OFFICIO CLERK OF THE  
22 CITY AND COUNTY OF DENVER

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

24 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: February 10, 2022

25 Pursuant to Section 13-9, D.R.M.C., this proposed ordinance has been reviewed by the office of  
26 the City Attorney. We find no irregularity as to form and have no legal objection to the proposed  
27 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to  
28 § 3.2.6 of the Charter.

29  
30 Kristin M. Bronson, Denver City Attorney

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32 BY: Jonathan Griffin, Assistant City Attorney DATE: Feb 10, 2022