

**BY AUTHORITY**

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

COUNCIL BILL NO. CB22-0412  
COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

**A BILL**

**For an ordinance changing the zoning classification for 4401 South Quebec Street 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-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 PUD 206.
- 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 PUD 206 to S-MX-5:

Parcel A:

A parcel of land located in the Northeast 1/4 of Section 8, Township 5 South, Range 67 West of the 6th P.M., City and County of Denver, State of Colorado, described as follows:

Commencing at the Northeast corner of said Section 8:

Thence along the East line of said Section S 00°00'00", 724.80 feet to a point on the Eastern right-of-way of South Quebec Street and the True Point of Beginning;

Thence N 90°00'00" W, 274.36 feet;

Thence N 00°12'16" W, 197.85 feet;

Thence N 90°00'00" E, 215.20 feet to a point on the non tangent curve and the Eastern right-of-way of South Quebec Street;

Thence along said right-of-way and a non tangent curve to the left, whose chord bears S 16°50'12" N, 206.71, having a central angle of 30°44'07", a radius of 390.00 feet, and an arc length of 209.21 feet to the Point of Beginning.

1 Except that part of the Northeast 1/4 of Section 8, Township 5 South, Range 67 West of the  
2 6th P.M., described as follows:

3 Commencing at the Northeast corner of said Section 8; thence along the East line of said  
4 Section 8, S 00°00'00" W, 724.80 feet to a point on the Westerly right-of-way line of South  
5 Quebec Street; thence along the North line of the Promontory a Planned Unit Development  
6 Phase Three Amended, S 90°00'00" W, 224.11 feet to the True Point of Beginning; thence  
7 continuing along said North line S 90°00'00" W, 30.00 feet; thence N 00°12'16" W, 3.81 feet  
8 to a point on the South line of a Reciprocal Access Easement recorded at Reception Number  
9 041394; thence along said South line S 89°56'10" E, 30.00 feet; thence S 00°12'16" E, 3.78  
10 feet to the True Point of Beginning, City and County of Denver, State of Colorado.

11  
12 Parcel B:

13 An easement for ingress and egress as set forth and created under the Reciprocal Easement,  
14 Construction and Maintenance Agreement recorded July 19, 1985 at Reception No. 041392  
15 and as amended by the Amendment to Reciprocal Easement, Construction and Maintenance  
16 Agreement recorded February 14, 1997 at Reception No. 9700018434, in the records of the  
17 City and County of Denver, State of Colorado.

18  
19 Parcel C:

20 An easement for ingress and egress as set forth and created under the Reciprocal Easement,  
21 Construction and Maintenance Agreement recorded July 19, 1985 at Reception No. 041394,  
22 in the records of the City and County of Denver, State of Colorado.

23  
24 in addition thereto, those portions of all abutting public rights-of-way, but only to the centerline  
25 thereof, which are immediately adjacent to the aforesaid specifically described area.

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

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29 [BALANCE OF PAGE INTENTIONALLY LEFT BLANK]

1 COMMITTEE APPROVAL DATE: April 19, 2022  
2 MAYOR-COUNCIL DATE: April 26, 2022  
3 PASSED BY THE COUNCIL: \_\_\_\_\_ June 6, 2022  
4 *Steve Gilmore* - 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: April 28, 2022  
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 Kristin M. Bronson, Denver City Attorney  
17  
18 BY: *Jonathan Griffin*, Assistant City Attorney DATE: Apr 28, 2022