

BY AUTHORITY

ORDINANCE NO. _____
SERIES OF 2023

COUNCIL BILL NO. CB23-0545
COMMITTEE OF REFERENCE:
Land Use, Transportation & Infrastructure

A BILL

**For an ordinance changing the zoning classification for 4141 East 35th Avenue in
Northeast Park Hill.**

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 OS-B 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 OS-A; C-MX-12; C-MX-8; C-MX-5; C-MX-5 with waivers; C-MS-5, DO-8; G-RX-5; and G-RX-5 with waivers.

b. It is proposed that the land area hereinafter described be changed to OS-B.

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 OS-A to OS-B:

A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 19 AND THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 19;
THENCE NORTH 29°35'28" EAST, A DISTANCE OF 2,910.35 FEET TO A POINT ON THE SOUTH LINE OF SMITH RD AND THE POINT OF BEGINNING;
THENCE ALONG SAID SOUTH LINE AND ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT AN ARC LENGTH OF 219.71 FEET, SAID CURVE HAVING A RADIUS OF 5,607.93 FEET, A CENTRAL ANGLE OF 02°14'41" AND A CHORD WHICH BEARS SOUTH 87°47'25" EAST A CHORD DISTANCE OF 219.70 FEET TO THE WEST LINE OF THAT PARCEL DESCRIBED AT RECEPTION NO. 2013029217;
THENCE ALONG THE PERIMETER OF SAID PARCEL THE FOLLOWING SEVEN (7) COURSES:

1) SOUTH 02°46'05" WEST, A DISTANCE OF 3.26 FEET;
2) SOUTH 82°05'50" EAST, A DISTANCE OF 369.97 FEET;
3) SOUTH 78°49'16" EAST, A DISTANCE OF 260.34 FEET;
4) SOUTH 67°50'21" EAST, A DISTANCE OF 49.23 FEET;
5) NORTH 89°08'19" EAST, A DISTANCE OF 81.19 FEET;
6) SOUTH 47°29'27" EAST, A DISTANCE OF 22.71 FEET;
7) SOUTH 15°18'46" EAST, A DISTANCE OF 45.07 FEET TO THE WEST LINE OF DAHLIA ST;
THENCE ALONG SAID WEST LINE THE FOLLOWING THREE (3) COURSES:
1) SOUTH 00°08'45" EAST, A DISTANCE OF 1,002.52 FEET;
2) SOUTH 00°08'26" EAST, A DISTANCE OF 1,324.77 FEET;
3) SOUTH 00°08'24" EAST, A DISTANCE OF 3.47 FEET TO THE NORTHEAST CORNER OF THE OVERLOOK AT PARK HILL FILING NO. 1 RECORDED AT RECEPTION NO. 2001067475;
THENCE ALONG THE PERIMETER OF SAID OVERLOOK AT PARK HILL FILING NO. 1 THE FOLLOWING THREE (3) COURSES:
1) NORTH 82°06'53" WEST, A DISTANCE OF 24.24 FEET;
2) SOUTH 89°39'56" WEST, A DISTANCE OF 486.97 FEET;
3) SOUTH 00°38'08" EAST, A DISTANCE OF 1,263.16 FEET TO THE NORTH LINE OF 35TH AVE;
THENCE SOUTH 89°38'54" WEST ALONG SAID NORTH LINE, A DISTANCE OF 629.57 FEET;
THENCE NORTH 00°10'43" EAST, A DISTANCE OF 1,747.37 FEET; THENCE NORTH 89°49'17" WEST, A DISTANCE OF 86.54 FEET;
THENCE NORTH 00°10'43" EAST, A DISTANCE OF 924.16 FEET TO THE SOUTH LINE OF PARK HILL TOWN CENTER SUBDIVISION FILING NO. 1 RECORDED AT RECEPTION NO. 2004129062;
THENCE NORTH 89°55'56" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 203.59 FEET TO THE SOUTHEAST CORNER THEREOF;
THENCE NORTH 00°04'04" WEST ALONG THE EAST LINE OF SAID PARK HILL TOWN CENTER SUBDIVISION FILING NO. 1, A DISTANCE OF 1,114.42 FEET TO THE POINT OF BEGINNING.
SAID PARCEL CONTAINS 3,489,799 SQUARE FEET OR 80.11 ACRES, MORE OR LESS.
BEARINGS ARE BASED ON THE WEST LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN ASSUMED AS BEARING SOUTH 00°00'18" EAST.

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

Section 3. 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-MX-12 to OS-B:

A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 19;

1 THENCE NORTH 05°25'41" EAST, A DISTANCE OF 730.86 FEET TO A POINT ON THE
2 EAST LINE OF THAT PARCEL DESCRIBED AT RECEPTION NO. 2013029217 AND THE
3 POINT OF BEGINNING;

4 THENCE ALONG SAID EAST LINE THE FOLLOWING TEN (10) COURSES:

5 1) NORTH 00°04'04" WEST, A DISTANCE OF 181.38 FEET;
6 2) NORTH 03°44'46" EAST, A DISTANCE OF 150.39 FEET;
7 3) NORTH 00°04'04" WEST, A DISTANCE OF 190.25 FEET;
8 4) NORTH 44°56'12" EAST, A DISTANCE OF 57.12 FEET;
9 5) NORTH 89°54'55" EAST, A DISTANCE OF 241.88 FEET;
10 6) SOUTH 00°04'02" EAST, A DISTANCE OF 13.50 FEET;
11 7) NORTH 88°43'12" EAST, A DISTANCE OF 100.00 FEET;
12 8) NORTH 63°47'45" EAST, A DISTANCE OF 91.35 FEET;
13 9) NORTH 52°59'52" EAST, A DISTANCE OF 77.66 FEET;
14 10) NORTH 34°16'55" EAST, A DISTANCE OF 59.92 FEET TO THE SOUTHWEST
15 CORNER OF PARK HILL TOWN CENTER SUBDIVISION FILING NO. 1 RECORDED AT
16 RECEPTION NO. 2004129062;
17 THENCE NORTH 89°55'56" EAST ALONG THE SOUTH LINE THEREOF, A DISTANCE
18 OF 77.94 FEET;
19 THENCE SOUTH 00°10'43" WEST, A DISTANCE OF 522.96 FEET; THENCE NORTH
20 89°49'17" WEST, A DISTANCE OF 337.12 FEET; THENCE SOUTH 00°38'57" WEST, A
21 DISTANCE OF 166.96 FEET;
22 THENCE NORTH 89°49'17" WEST, A DISTANCE OF 306.64 FEET TO THE POINT OF
23 BEGINNING.

24 SAID PARCEL CONTAINS 319,758 SQUARE FEET OR 7.34 ACRES, MORE OR LESS.

25 BEARINGS ARE BASED ON THE WEST LINE OF THE NORTH HALF OF THE
26 NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF
27 THE 6TH PRINCIPAL MERIDIAN ASSUMED AS BEARING SOUTH 00°00'18" EAST.

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

30 **Section 4.** That the zoning classification of the land area in the City and County of Denver
31 described as follows shall be and hereby is changed from C-MX-8 to OS-B:

32 **PARCEL 1**

33 A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 19,
34 TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY
35 AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY
36 DESCRIBED AS FOLLOWS:

37 COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 19;
38 THENCE NORTH 05°25'41" EAST, A DISTANCE OF 730.86 FEET TO A POINT ON THE
39 EAST LINE OF THAT PARCEL DESCRIBED AT RECEPTION NO. 2013029217 AND THE
40 POINT OF BEGINNING;
41 THENCE SOUTH 89°49'17" EAST, A DISTANCE OF 306.64 FEET; THENCE NORTH
42 00°38'57" EAST, A DISTANCE OF 166.96 FEET; THENCE SOUTH 89°49'17" EAST, A
43 DISTANCE OF 337.12 FEET; THENCE SOUTH 00°10'43" WEST, A DISTANCE OF 796.51
44 FEET;

1 THENCE NORTH 89°49'17" WEST, A DISTANCE OF 662.42 FEET TO THE EAST LINE OF
2 COLORADO BLVD;
3 THENCE NORTH 00°04'04" WEST ALONG SAID EAST LINE, A DISTANCE OF 261.53
4 FEET TO THE SOUTH LINE OF SAID PARCEL DESCRIBED AT RECEPTION NO.
5 2013029217; THENCE ALONG THE PERIMETER OF SAID PARCEL THE FOLLOWING
6 THREE (3) COURSES:
7 1) NORTH 89°55'56" EAST, A DISTANCE OF 2.00 FEET;
8 2) NORTH 03°15'39" EAST, A DISTANCE OF 310.00 FEET;
9 3) NORTH 00°04'04" WEST, A DISTANCE OF 58.47 FEET TO THE POINT OF
10 BEGINNING.

11 SAID PARCEL CONTAINS 469,707 SQUARE FEET OR 10.78 ACRES, MORE OR LESS.

12 BEARINGS ARE BASED ON THE WEST LINE OF THE NORTH HALF OF THE
13 NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF
14 THE 6TH PRINCIPAL MERIDIAN ASSUMED AS BEARING SOUTH 00°00'18" EAST.

15 **PARCEL 2**

16 A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 30,
17 TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY
18 AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY
19 DESCRIBED AS FOLLOWS:

20 COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 30;
21 THENCE SOUTH 06°54'58" EAST, A DISTANCE OF 415.53 FEET TO A POINT ON THE
22 EAST LINE OF COLORADO BLVD AND THE POINT OF BEGINNING;
23 THENCE NORTH 00°00'18" WEST ALONG SAID EAST LINE, A DISTANCE OF 316.59
24 FEET; THENCE SOUTH 89°49'17" EAST, A DISTANCE OF 661.69 FEET;
25 THENCE SOUTH 00°10'43" WEST, A DISTANCE OF 316.58 FEET;
26 THENCE NORTH 89°49'17" WEST, A DISTANCE OF 660.68 FEET TO THE POINT OF
27 BEGINNING.

28 SAID PARCEL CONTAINS 209,320 SQUARE FEET OR 4.81 ACRES, MORE OR LESS.

29 BEARINGS ARE BASED ON THE WEST LINE OF THE NORTH HALF OF THE
30 NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF
31 THE 6TH PRINCIPAL MERIDIAN ASSUMED AS BEARING SOUTH 00°00'18" EAST.

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

34 **Section 5.** That the zoning classification of the land area in the City and County of Denver
35 described as follows shall be and hereby is changed from C-MX-5 to OS-B:

36 **PARCEL 1**

37 A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 19,
38 TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY
39 AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY
40 DESCRIBED AS FOLLOWS:

41 COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 19;
42 THENCE NORTH 62°45'15" EAST, A DISTANCE OF 1076.43 FEET TO THE POINT OF
43 BEGINNING;

1 THENCE SOUTH 00°10'43" WEST, A DISTANCE OF 397.54 FEET; THENCE NORTH
2 89°49'17" WEST, A DISTANCE OF 243.46 FEET; THENCE NORTH 00°10'43" EAST, A
3 DISTANCE OF 397.54 FEET;
4 THENCE SOUTH 89°49'17" EAST, A DISTANCE OF 243.46 FEET TO THE POINT OF
5 BEGINNING.

6 SAID PARCEL CONTAINS 96,787 SQUARE FEET OR 2.22 ACRES, MORE OR LESS.

7 BEARINGS ARE BASED ON THE WEST LINE OF THE NORTH HALF OF THE
8 NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF
9 THE 6TH PRINCIPAL MERIDIAN ASSUMED AS BEARING SOUTH 00°00'18" EAST.

10 **PARCEL 2**

11 A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 30,
12 TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY
13 AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY
14 DESCRIBED AS FOLLOWS:

15 COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 30;
16 THENCE SOUTH 59°44'41" EAST, A DISTANCE OF 822.78 FEET TO THE POINT OF
17 BEGINNING;
18 THENCE NORTH 00°10'43" EAST, A DISTANCE OF 316.58 FEET; THENCE SOUTH
19 89°49'17" EAST, A DISTANCE OF 243.46 FEET; THENCE SOUTH 00°10'43" WEST, A
20 DISTANCE OF 316.58 FEET;
21 THENCE NORTH 89°49'17" WEST, A DISTANCE OF 243.46 FEET TO THE POINT OF
22 BEGINNING.

23 SAID PARCEL CONTAINS 77,076 SQUARE FEET OR 1.77 ACRES, MORE OR LESS.

24 BEARINGS ARE BASED ON THE WEST LINE OF THE NORTH HALF OF THE
25 NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF
26 THE 6TH PRINCIPAL MERIDIAN ASSUMED AS BEARING SOUTH 00°00'18" EAST.

27 **PARCEL 3**

28 A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 30,
29 TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY
30 AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY
31 DESCRIBED AS FOLLOWS:

32 COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 30;
33 THENCE SOUTH 06°54'58" EAST, A DISTANCE OF 415.53 FEET TO A POINT ON THE
34 EAST LINE OF COLORADO BLVD AND THE POINT OF BEGINNING;
35 THENCE SOUTH 89°49'17" EAST, A DISTANCE OF 660.68 FEET; THENCE SOUTH
36 00°10'43" WEST, A DISTANCE OF 425.06 FEET;
37 THENCE NORTH 89°49'17" WEST, A DISTANCE OF 659.32 FEET TO A POINT ON THE
38 EAST LINE OF SAID COLORADO BLVD;
39 THENCE NORTH 00°00'18" WEST ALONG SAID EAST LINE, A DISTANCE OF 425.06
40 FEET TO THE POINT OF BEGINNING.

41 SAID PARCEL CONTAINS 280,537 SQUARE FEET OR 6.44 ACRES, MORE OR LESS.

42 BEARINGS ARE BASED ON THE WEST LINE OF THE NORTH HALF OF THE
43 NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF
44 THE 6TH PRINCIPAL MERIDIAN ASSUMED AS BEARING SOUTH 00°00'18" EAST.

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

Section 6. 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-MX-5 with waivers to OS-B:

PARCEL 1

A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 19 AND THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 19;
THENCE NORTH 62°45'15" EAST, A DISTANCE OF 1,076.43 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 89°49'17" EAST, A DISTANCE OF 361.54 FEET; THENCE SOUTH 00°10'43" WEST, A DISTANCE OF 908.12 FEET; THENCE NORTH 89°49'17" WEST, A DISTANCE OF 361.54 FEET;
THENCE NORTH 00°10'43" EAST, A DISTANCE OF 908.12 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 328,320 SQUARE FEET OR 7.54 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE WEST LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN ASSUMED AS BEARING SOUTH 00°00'18" EAST.

PARCEL 2

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 30;
THENCE SOUTH 29°20'46" EAST, A DISTANCE OF 1,444.81 FEET TO A POINT ON THE NORTH LINE OF 35TH AVE AND THE POINT OF BEGINNING;
THENCE SOUTH 89°38'54" WEST ALONG SAID NORTH LINE, A DISTANCE OF 657.98 FEET TO THE EAST LINE OF COLORADO BLVD;
THENCE NORTH 00°00'18" WEST ALONG SAID EAST LINE, A DISTANCE OF 425.88 FEET; THENCE SOUTH 89°49'17" EAST, A DISTANCE OF 659.32 FEET;
THENCE SOUTH 00°10'43" WEST, A DISTANCE OF 419.79 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 278,495 SQUARE FEET OR 6.39 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE WEST LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN ASSUMED AS BEARING SOUTH 00°00'18" EAST.

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

Section 7. 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-MS-5, DO-8 to OS-B:

A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 19 AND THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 19;
THENCE NORTH 89°39'56" EAST ALONG THE SOUTH LINE OF SAID SECTION 19, A DISTANCE OF 50.00 FEET TO THE EAST LINE OF COLORADO BLVD AND THE POINT OF BEGINNING;
THENCE NORTH 00°04'04" WEST ALONG SAID EAST LINE, A DISTANCE OF 97.79 FEET;
THENCE SOUTH 89°49'17" EAST, A DISTANCE OF 905.88 FEET;
THENCE SOUTH 00°10'43" WEST, A DISTANCE OF 194.00 FEET;
THENCE NORTH 89°49'17" WEST, A DISTANCE OF 905.16 FEET TO THE EAST LINE OF SAID COLORADO BLVD;
THENCE NORTH 00°00'18" WEST ALONG SAID EAST LINE, A DISTANCE OF 96.21 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 175,666 SQUARE FEET OR 4.03 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE WEST LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN ASSUMED AS BEARING SOUTH 00°00'18" EAST.

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

Section 8. 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 G-RX-5 to OS-B:

PARCEL 1

A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 19;
THENCE NORTH 36°27'38" EAST, A DISTANCE OF 1,760.45 FEET TO A POINT ON THE SOUTH LINE OF PARK HILL TOWN CENTER SUBDIVISION FILING NO. 1 RECORDED AT RECEPTION NO. 2004129062 AND THE POINT OF BEGINNING;
THENCE SOUTH 00°10'43" WEST, A DISTANCE OF 923.35 FEET; THENCE NORTH 89°49'17" WEST, A DISTANCE OF 329.76 FEET;
THENCE NORTH 00°10'43" EAST, A DISTANCE OF 921.93 FEET TO SAID SOUTH LINE;
THENCE NORTH 89°55'56" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 329.76 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 304,249 SQUARE FEET OR 6.98 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE WEST LINE OF THE NORTH HALF OF THE
NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF
THE 6TH PRINCIPAL MERIDIAN ASSUMED AS BEARING SOUTH 00°00'18" EAST.

PARCEL 2

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 30,
TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY
AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 30;
THENCE SOUTH 59°44'41" EAST, A DISTANCE OF 822.78 FEET TO THE POINT OF
BEGINNING;
THENCE SOUTH 89°49'17" EAST, A DISTANCE OF 329.76 FEET; THENCE SOUTH
00°10'43" WEST, A DISTANCE OF 425.06 FEET; THENCE NORTH 89°49'17" WEST, A
DISTANCE OF 329.76 FEET;
THENCE NORTH 00°10'43" EAST, A DISTANCE OF 425.06 FEET TO THE POINT OF
BEGINNING.

SAID PARCEL CONTAINS 140,168 SQUARE FEET OR 3.22 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE WEST LINE OF THE NORTH HALF OF THE
NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF
THE 6TH PRINCIPAL MERIDIAN ASSUMED AS BEARING SOUTH 00°00'18" EAST.

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

Section 9. 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 G-RX-5 with waivers to OS-B:

PARCEL 1

A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 19,
TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY
AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY
DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 19;
THENCE NORTH 36°27'38" EAST, A DISTANCE OF 1,760.45 FEET TO A POINT ON THE
SOUTH LINE OF PARK HILL TOWN CENTER SUBDIVISION FILING NO. 1 RECORDED AT
RECEPTION NO. 2004129062 AND THE POINT OF BEGINNING;
THENCE NORTH 89°55'56" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 188.71
FEET;
THENCE SOUTH 00°10'43" WEST, A DISTANCE OF 924.16 FEET; THENCE NORTH
89°49'17" WEST, A DISTANCE OF 188.70 FEET;
THENCE NORTH 00°10'43" EAST, A DISTANCE OF 923.35 FEET TO THE POINT OF
BEGINNING.

SAID PARCEL CONTAINS 174,313 SQUARE FEET OR 4.00 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE WEST LINE OF THE NORTH HALF OF THE
NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF
THE 6TH PRINCIPAL MERIDIAN ASSUMED AS BEARING SOUTH 00°00'18" EAST.

PARCEL 2

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 30;
THENCE SOUTH 29°20'46" EAST, A DISTANCE OF 1,444.81 FEET TO A POINT ON THE NORTH LINE OF 35TH AVE AND THE POINT OF BEGINNING;
THENCE NORTH 00°10'43" EAST, A DISTANCE OF 419.79 FEET; THENCE SOUTH 89°49'17" EAST, A DISTANCE OF 329.76 FEET; THENCE NORTH 00°10'43" EAST, A DISTANCE OF 425.06 FEET; THENCE SOUTH 89°49'17" EAST, A DISTANCE OF 275.24 FEET;
THENCE SOUTH 00°10'43" WEST, A DISTANCE OF 839.25 FEET TO A POINT ON THE NORTH LINE OF SAID 35TH AVE;
THENCE SOUTH 89°38'54" WEST ALONG SAID NORTH LINE, A DISTANCE OF 605.02 FEET TO THE POINT OF BEGINNING.




SAID PARCEL CONTAINS 369,271 SQUARE FEET OR 8.48 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE WEST LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN ASSUMED AS BEARING SOUTH 00°00'18" EAST.

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

Section 10. That this ordinance shall be recorded by the Manager of Community Planning and Development in the real property records of the Denver County Clerk and Recorder.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

1 COMMITTEE APPROVAL DATE: May 9, 2023
2 MAYOR-COUNCIL DATE: May 16, 2023
3 PASSED BY THE COUNCIL: June 20, 2023
4  - PRESIDENT
5 APPROVED:  - MAYOR Jun 23, 2023
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: May 18, 2023
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: May 17, 2023