

**BY AUTHORITY**

ORDINANCE NO. \_\_\_\_\_  
SERIES OF 2019

COUNCIL BILL NO. CB18-1497  
COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

**A BILL**

**For an ordinance changing the zoning classification for 4885 and 4889 South Quebec Street, in Southmoor Park.**

**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 C-MX-20 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-4 with Waivers, UO-1, UO-2.

b. It is proposed that the land area hereinafter described be changed to C-MX-20.

**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-4 with Waivers, UO-1, UO-2 to C-MX-20:

A parcel of land located in the Southeast 1/4 of Section 8, 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 Southeast corner of said Section 8:

Thence North 00° 17' 48" West along the East line of the Southeast 1/4 of said Section 8, a distance of 1009.87 feet;

Thence South 89° 35' 29" West departing said East line, a distance of 40.00 feet to the POINT OF BEGINNING;

Thence South 89° 35' 29" West a distance of 319.82 feet;

Thence South 00° 17' 48" East, a distance of 440.05 feet to a point on a curve from whence the center of said curve bears South 00° 17' 48" East, a distance of 789.00 feet:

1 Thence along said curve to the right having a radius of 789.00 feet, a central angle of 12°  
2 04' 36", an arc distance of 166.30 feet to a point of reverse curvature:  
3 Thence along a curve to the left having a radius of 711.00 feet, a central angle of 10°  
4 29'18", an arc distance of 130.15 feet to a point of compound curvature:  
5 Thence along a curve to the left having a radius of 25.00 feet, a central angle of 91° 36'  
6 06", an arc distance of 39.97 feet to a point on the West right-of-way line of South Quebec  
7 Street;  
8 Thence the following three (3) courses along said right-of-way line:  
9 (1) North 00° 17' 48" West a distance of 353.56 feet to a point of a curve from whence the  
10 center of said curve bears North 18° 30' 23" East a distance of 48.00 feet:  
11 (2) Thence along a curve to the right having a radius of 48.00 feet, a central angle of 142°  
12 24' 49", an arc distance of 119 .31 feet;  
13 (3) Thence North 00° 17' 48" West. a distance of 4.24 feet to the POINT OF BEGINNING,  
14 City and County of Denver, State of Colorado.

15  
16 in addition, thereto those portions of all abutting public rights-of-way, but only to the centerline  
17 thereof, which are immediately adjacent to the aforesaid specifically described area.

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

20 COMMITTEE APPROVAL DATE: December 18, 2018

21 MAYOR-COUNCIL DATE: December 25, 2018 by Consent

22 PASSED BY THE COUNCIL: January 28, 2019

23 \_\_\_\_\_ - PRESIDENT  
24 APPROVED: \_\_\_\_\_ - MAYOR Jan 30, 2019  
25 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
26 EX-OFFICIO CLERK OF THE  
27 CITY AND COUNTY OF DENVER

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

29 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: December 27, 2018

30 Pursuant to Section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the office of  
31 the City Attorney. We find no irregularity as to form and have no legal objection to the proposed  
32 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to  
33 § 3.2.6 of the Charter.

34 Kristin M. Bronson, Denver City Attorney

35 BY: Kristin M. Bronson, Assistant City Attorney DATE: Dec 27, 2018