

**BY AUTHORITY**

ORDINANCE NO. \_\_\_\_\_  
SERIES OF 2021

COUNCIL BILL NO. CB21-0356  
COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

**A BILL**

**For an ordinance changing the zoning classification for 8120 West Tufts Avenue in Marston.**

**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-3 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 252.
- b. It is proposed that the land area hereinafter described be changed to S-MX-3.

**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 252 to S-MX-3:

A PARCEL OF LAND BEING A PART OF LOT 2, BLOCK 2, QUINCY SHORES/SOUTHWEST AUTOPARK SUBDIVISION, A PLAT RECORDED IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE IN BOOK 30 AT PAGES 53-55, BEING A PART OF THE NW 1/4 OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SECTION 11, WHENCE THE CENTER 1/4 CORNER OF SAID SECTION 11 BEARS SOUTH 89°58'18" EAST, A DISTANCE OF 2665.93 FEET SAID LINE FORMING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE ALONG SAID SOUTH LINE OF THE NW 1/4, SOUTH 89°58'18" EAST, A DISTANCE OF 798.72 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 00°01'42" EAST, A DISTANCE OF 503.67 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF WEST TUFTS AVENUE;

1  
2 THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 89°58'18" EAST, A DISTANCE OF  
3 397.83 FEET;

4  
5 THENCE DEPARTING SAID RIGHT OF WAY LINE SOUTH 00°01'42" WEST, A DISTANCE  
6 OF 503.67 FEET TO A POINT ON SAID SOUTH LINE OF THE NW 1/4;

7  
8 THENCE ALONG SAID SOUTH LINE OF THE NW 1/4, NORTH 89°58'18" WEST, A  
9 DISTANCE OF 397.83 FEET TO THE TRUE POINT OF BEGINNING.

10  
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: April 6, 2021

16 MAYOR-COUNCIL DATE: April 13, 2021 by Consent

17 PASSED BY THE COUNCIL: \_\_\_\_\_ May 17, 2021

18 *Steve Johnson* - 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: April 15, 2021

25 Pursuant to Section 13-12, 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 Kristin M. Bronson, Denver City Attorney

30 BY: *Jonathan Griffin*, Assistant City Attorney DATE: Apr 15, 2021