

**BY AUTHORITY**

ORDINANCE NO. \_\_\_\_\_  
SERIES OF 2023

COUNCIL BILL NO. CB23-0461  
COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

**A BILL**

**For an ordinance changing the zoning classification for 2559 South Federal Boulevard in Harvey 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 S-MU-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 S-SU-D.
- b. It is proposed that the land area hereinafter described be changed to S-MU-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 S-SU-D to S-MU-5:

A PORTION OF ZONE LOT A, DESCRIBED IN THE PARCEL RECONFIGURATION RECORDED APRIL 20, 2021 AT RECEPTION NO. 2021075858, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF ZONE LOT B, AS DESCRIBED IN SAID PARCEL RECONFIGURATION;

THENCE SOUTH 89°57'08" EAST, ALONG THE NORTHERLY LINE OF SAID ZONE LOT B, 210.52 FEET TO THE NORTHEAST CORNER OF SAID ZONE LOT B;

THENCE NORTH 00°00'00" EAST, ALONG THE EASTERLY LINE OF SAID ZONE LOT A, 7.66 FEET;

THENCE NORTH 89°59'58" WEST, 217.95 FEET;

THENCE SOUTH 00°00'02" WEST, 169.49 FEET TO A SOUTHERLY LINE OF SAID ZONE LOT A;

1 THENCE NORTH 89°22'00" EAST, ALONG LAST SAID SOUTHERLY LINE, 7.30 FEET TO  
2 THE WESTERLY LINE OF SAID ZONE LOT B;  
3 THENCE NORTH 00°02'52" EAST, ALONG LAST SAID WESTERLY LINE, 161.92 FEET TO  
4 THE POINT OF BEGINNING;  
5 CONTAINING A CALCULATED AREA OF 2,843 SQUARE FEET OR 0.0653 ACRES, MORE  
6 OR LESS.

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

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

11 COMMITTEE APPROVAL DATE: April 25, 2023 by Consent

12 MAYOR-COUNCIL DATE: May 2, 2023

13 PASSED BY THE COUNCIL: \_\_\_\_\_

14 \_\_\_\_\_ - PRESIDENT

15 APPROVED: \_\_\_\_\_ - MAYOR \_\_\_\_\_

16 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
17 EX-OFFICIO CLERK OF THE  
18 CITY AND COUNTY OF DENVER

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

20 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: May 4, 2023

21 Pursuant to Section 13-9, D.R.M.C., this proposed ordinance has been reviewed by the office of  
22 the City Attorney. We find no irregularity as to form and have no legal objection to the proposed  
23 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to  
24 § 3.2.6 of the Charter.

25  
26 Kerry Tipper, Denver City Attorney

27  
28 BY: \_\_\_\_\_, Assistant City Attorney DATE: \_\_\_\_\_