

**BY AUTHORITY**

ORDINANCE NO. \_\_\_\_\_  
SERIES OF 2016

COUNCIL BILL NO. CB16-0430  
COMMITTEE OF REFERENCE:  
Neighborhoods & Planning

**A BILL**

**For an ordinance changing the zoning classification for Geneva Court and Martin Luther King Jr. Boulevard.**

**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 M-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:

1. That the land area hereinafter described is presently classified as R-MU-20 with waivers.
2. That the Owner proposes that the land area hereinafter described be changed to M-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 R-MU-20 with waivers to M-MX-5:

**Legal Description**

A parcel of land being part of Lot 1, Block 8, Stapleton Filing No. 21, situated in the E 1/2 of Section 27, T.3S., R.67W., of the 6<sup>th</sup> P.M., City and County of Denver, State of Colorado, being more particularly described as follows:

**Beginning** at the NW Corner of Lot 1, Block 8, Stapleton Filing No. 21;  
Thence N90°00'00"E along the Southerly R.O.W. Line of 31<sup>st</sup> Avenue a distance of 146.00 feet;  
Thence S00°00'00"W a distance of 248.50 feet to a point on the North R.O.W. Line of Martin Luther King Jr. Boulevard;  
Thence S90°00'00"W along said North R.O.W. Line, a distance of 146.00 feet to a point on the East R.O.W. Line of Geneva Court;  
Thence N00°00'00"E along said East R.O.W. Line, a distance of 248.50 feet to the **Point of Beginning**.

Parcel Contains (36,281 Square Feet) 0.8329 Acres, more or less.

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

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

6 COMMITTEE APPROVAL DATE: August 3, 2016

7 MAYOR-COUNCIL DATE: August 9, 2016

8 PASSED BY THE COUNCIL: October 3, 2016, 2016

9  - PRESIDENT

10 APPROVED:  - MAYOR Oct 4, 2016, 2016

11 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
12 EX-OFFICIO CLERK OF THE  
13 CITY AND COUNTY OF DENVER

14 NOTICE PUBLISHED IN THE DAILY JOURNAL: \_\_\_\_\_, 2016; \_\_\_\_\_, 2016

15 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: August 11, 2016

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17 Pursuant to Section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the office of  
18 the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed  
19 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to  
20 § 3.2.6 of the Charter.

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22 Denver City Attorney

23 BY: , Assistant City Attorney DATE: August 11, 2016  
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