

**BY AUTHORITY**

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

COUNCIL BILL NO. CB21-0849  
COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

**A BILL**

**For an ordinance changing the zoning classification for 5350 Leetsdale Drive in Washington Virginia Vale.**

**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 B-1 with waivers.
- 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 B-1 with waivers to S-MX-3:

PARCEL III:

A PART OF LOT 1, BOOTH’S SUBDIVISION, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 32.36 FEET TO THE TRUE POINT OF BEGINNING; THENCE EAST, PERPENDICULAR TO SAID WEST LINE OF LOT 1, A DISTANCE OF 150.66 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID LOT 1, A DISTANCE OF 115.51 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF LEETSDALE DRIVE (100’ R.O.W.); AS DESCRIBED IN INSTRUMENT RECORDED NOVEMBER 20, 1981, IN BOOK 2487 AT PAGE 593, IN THE OFFICE OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER; THENCE NORTHWESTERLY ALONG SAID SOUTHERLY R.O.W. LINE OF LEETSDALE DRIVE 140 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF PARCEL DESCRIBED IN BOOK 2126 AT PAGE 507; THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY LINE OF SAID BOOK 2126 AT PAGE 507 A DISTANCE OF 18.30

1 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1; THENCE SOUTH ALONG SAID  
2 WEST LINE OF LOT 1, A DISTANCE OF 136.03 FEET TO THE TRUE POINT OF  
3 BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

4  
5 SAID PARCEL IS ALSO DESCRIBED AS:

6  
7 A PART OF LOT 1, BOOTH'S SUBDIVISION, CITY AND COUNTY OF DENVER, STATE  
8 OF COLORADO, MORE PARTICULARLY AS FOLLOWS:

9  
10 COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 00  
11 DEGREES 01 MINUTES 15 SECONDS EAST, ALONG SAID WEST LINE OF SAID LOT 1  
12 A DISTANCE OF 32.36 FEET TO THE TRUE POINT OF BEGINNING, WHENCE THE  
13 SOUTHWEST CORNER OF LOT 2 OF BOOTH'S SUBDIVISION BEARS SOUTH 00  
14 DEGREES 01 MINUTES 15 SECONDS EAST A DISTANCE OF 362.38 FEET;

15  
16 THENCE NORTH 89 DEGREES 58 MINUTES 45 SECONDS EAST A DISTANCE OF  
17 150.66 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 15 SECONDS WEST,  
18 PARALLEL WITH THE WEST LINE OF SAID LOT 1, A DISTANCE OF 106.09 FEET TO A  
19 POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF LEETSDALE DRIVE AS  
20 DESCRIBED IN BOOK 2487 AT PAGE 593, THENCE NORTH 76 DEGREES 50  
21 MINUTES 53 SECONDS WEST, ALONG SAID RIGHT-OF-WAY A DISTANCE OF 140.00  
22 FEET; THENCE SOUTH 51 DEGREES 35 MINUTES 45 SECONDS WEST A DISTANCE  
23 OF 17.17 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1; THENCE SOUTH 00  
24 DEGREES 01 MINUTES 15 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 1  
25 A DISTANCE OF 127.54 FEET TO THE TRUE POINT OF BEGINNING.

26  
27 in addition, thereto those portions of all abutting public rights-of-way, but only to the centerline  
28 thereof, which are immediately adjacent to the aforesaid specifically described area.

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

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32 **[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK]**

1 COMMITTEE APPROVAL DATE: August 10, 2021

2 MAYOR-COUNCIL DATE: August 17, 2021

3 PASSED BY THE COUNCIL: \_\_\_\_\_

4 \_\_\_\_\_ - PRESIDENT

5 APPROVED: \_\_\_\_\_ - MAYOR \_\_\_\_\_

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: August 26, 2021

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 Kristin M. Bronson, Denver City Attorney

16 BY: \_\_\_\_\_, Assistant City Attorney DATE: \_\_\_\_\_