

1 **BY AUTHORITY**

2 ORDINANCE NO. \_\_\_\_\_  
3 SERIES OF 2020

COUNCIL BILL NO. CB20-1127  
COMMITTEE OF REFERENCE:  
4 Land Use, Transportation & Infrastructure

5 **A BILL**

6 **For an ordinance changing the zoning classification for 2655 and 2659 Downing**  
7 **Street in Five Points.**

8 **WHEREAS**, the City Council has determined, based on evidence and testimony presented at  
9 the public hearing, that the map amendment set forth below conforms with applicable City laws, is  
10 consistent with the City’s adopted plans, furthers the public health, safety and general welfare of the  
11 City, will result in regulations and restrictions that are uniform within the U-MX-3 district, is justified  
12 by one of the circumstances set forth in Section 12.4.10.8 of the Denver Zoning Code, and is  
13 consistent with the neighborhood context and the stated purpose and intent of the proposed zone  
14 district;

15 **NOW THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE CITY AND COUNTY OF**  
16 **DENVER:**

17 **Section 1.** That upon consideration of a change in the zoning classification of the land area  
18 hereinafter described, Council finds:

- 19 a. The land area hereinafter described is presently classified as G-RO-3.
- 20 b. It is proposed that the land area hereinafter described be changed to U-MX-3.

21 **Section 2.** That the zoning classification of the land area in the City and County of Denver  
22 described as follows shall be and hereby is changed from G-RO-3 to U-MX-3:

23 That Part of Block 1, Case and Hawe's Re-subdivision of all of that part of Case  
24 Ebert's Addition to the City of Denver, lying Southeast of Block 80 and Northeast of  
25 Block 81, and all that part of Block 80, Case and Ebert's Addition to the City of  
26 Denver and 10 foot strip or outlot adjoining in Fisk's Addition to the City of Denver, All  
27 described as follows: Beginning 10 Feet East of Southeast corner of said Block 1,  
28 Case and Hawe's Re-subdivision; Thence North along the West line of Downing  
29 Street, 75 Feet; Thence West at Right angles 112.5 Feet; Thence South at Right  
30 angle with last mentioned line parallel with Downing Street to Northeast line of 29th  
31 Street; Thence Southeasterly along line of 29th Street to Francis Place; Thence East  
32 along South line of said Block 1, Case and Hawe's Re-subdivision to place of  
33 beginning.

34  
35 in addition, thereto those portions of all abutting public rights-of-way, but only to the centerline  
36 thereof, which are immediately adjacent to the aforesaid specifically described area.

