

1
2 **BY AUTHORITY**

3 ORDINANCE NO. _____
4 SERIES OF 2022

COUNCIL BILL NO. CB22-1214
COMMITTEE OF REFERENCE:
Land Use, Transportation & Infrastructure

6 **A BILL**

7 **For an ordinance changing the zoning classification for 3500 and 3600 Park**
8 **Avenue West in Globeville.**

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

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

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

- 21 a. The land area hereinafter described is presently classified as I-B UO-2.
22 b. It is proposed that the land area hereinafter described be changed to C-MX-8.

23 **Section 2.** That the zoning classification of the land area in the City and County of Denver
24 described as follows shall be and hereby is changed from I-B UO-2 to C-MX-8:

25 **Parcel 1:**

26 That part of the Northwest Quarter of the Northwest Quarter of Section 27, Township 3 South,
27 Range 68 West of the Sixth Principal Meridian, more particularly described as follows:
28 Beginning on the East line of Fox Street in the City and County of Denver at a point 843.2 feet
29 Southerly of the North line of the said Northwest Quarter Northwest Quarter of Section as
30 measured along said East line of Fox Street;
31 Thence Easterly along the South line of parcel of land designated as R-3 in Warranty Deed
32 of May 13, 1948 from the Chicago, Burlington & Quincy Railroad Company to the City and
33 County of Denver, a distance of 330 feet;
34 Thence Southerly along a line parallel with the East line of said Fox Street, a distance of
35 277.60 feet to a point;
36 Thence Westerly along a line parallel with the South line of said parcel of land designated as
37 R-3, a distance of 330 feet, more or less, to the said East line of Fox Street;
38 Thence Northerly along the said East line of Fox Street, a distance of 277.60 feet, more or
39 less, to the Point of Beginning,

1 Excepting therefrom that portion as conveyed to the Department of Transportation, State of
2 Colorado, in Deed recorded June 21, 1995 at Reception No. 9500071989,
3 City and County of Denver, State of Colorado.
4

5 **Parcel 2:**

6 That part of the Northwest Quarter of the Northwest Quarter of Section 27, Township 3 South,
7 Range 68 West of the Sixth Principal Meridian, in the City and County of Denver, Colorado,
8 being more particularly described as follows:

9 Commencing at the North one sixteenth corner of the West line of said Section;

10 Thence North 89°59'57" East along the South line of the Northwest Quarter of the Northwest
11 Quarter of said Section a distance of 978.90 feet;

12 Thence North 00°00'02" West a distance of 200.00 feet; to a point on the South line of that
13 certain parcel as described in instrument recorded in Book 1276 at Page 198 records of said
14 City and County, point also being the True Point of Beginning:

15 1. Thence South 89°59'57" West along said South line a distance of 83.08 feet to the East
16 line of that certain parcel described in instrument recorded in Book 2795 at Page 594 of said
17 City and County;

18 2. Thence South 00°04'38" West a distance of 128.90 feet along said East line;

19 3. Thence along the arc of a curve to the left having a radius of 178.00 feet, a distance of
20 158.65 feet (the chord of said arc bears North 32°51'24" East a distance of 153.45 feet), more
21 or less, to the True Point of Beginning,

22 City and County of Denver, State of Colorado.

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

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

1 COMMITTEE APPROVAL DATE: October 4, 2022

2 MAYOR-COUNCIL DATE: October 11, 2022

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: October 13, 2022

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
16 Kristin M. Bronson, Denver City Attorney

17
18 BY: _____, Assistant City Attorney DATE: _____