

**BY AUTHORITY**

ORDINANCE NO. \_\_\_\_\_  
SERIES OF 2022

COUNCIL BILL NO. CB21-1455  
COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

**A BILL**

**For an ordinance changing the zoning classification for 2000 Blake Street in Five Points.**

**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 CMX-8 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 Parcel 1: PUD 329, Parcel 2: B-8 with waivers, UO-1, UO-2.
- b. It is proposed that the land area hereinafter described be changed to CMX-8.

**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 Parcel 1: PUD 329, Parcel 2: B-8 with waivers, UO-1, UO-2 to CMX-8:

**Parcel One:**

The front or northwesterly 116 feet of Lots 11 and 12, Block 37, East Denver, City and County of Denver, State of Colorado

**Parcel Two:**

Lots 13 through 15, inclusive, Block 37, except that portion conveyed by special warranty deed recorded August 28, 1995, under Reception No. 9500105055, and except that portion conveyed by special warranty deeds recorded September 3, 1992 under Reception Nos. 102338, 102339, 102340, 102341 and 102342, East Denver, City and County of Denver, State of Colorado

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

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

5 COMMITTEE APPROVAL DATE: December 7, 2021

6 MAYOR-COUNCIL DATE: December 14, 2021

7 PASSED BY THE COUNCIL: \_\_\_\_\_

8 \_\_\_\_\_ - PRESIDENT

9 APPROVED: \_\_\_\_\_ - MAYOR \_\_\_\_\_

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

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

14 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: December 16, 2021

15 Pursuant to Section 13-9, D.R.M.C., this proposed ordinance has been reviewed by the office of  
16 the City Attorney. We find no irregularity as to form and have no legal objection to the proposed  
17 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to  
18 § 3.2.6 of the Charter.

19  
20 Kristin M. Bronson, Denver City Attorney

21  
22 BY: \_\_\_\_\_, Assistant City Attorney DATE: \_\_\_\_\_