

1 **BY AUTHORITY**

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

COUNCIL BILL NO. CB21-0083  
COMMITTEE OF REFERENCE:  
4 Land Use, Transportation & Infrastructure

5 **A BILL**

6 **For an ordinance changing the zoning classification for 2650 Arkins Court, 3205**  
7 **Denargo Street, 3280 Denargo Street, and 2700 Wewatta Way in Five Points.**

8 **WHEREAS**, the City Council has determined, based on evidence and testimony presented  
9 at the public hearing, that the map amendment set forth below conforms with applicable City laws,  
10 is consistent with the City’s adopted plans, furthers the public health, safety and general welfare of  
11 the City, will result in regulations and restrictions that are uniform within the C-MX-8, DO-7; C-MX-  
12 12, DO-7; C-MX-16, DO-7; and C-MX-20, DO-7 district, is justified by one of the circumstances set  
13 forth in Section 12.4.10.8 of the Denver Zoning Code, and is consistent with the neighborhood  
14 context and the stated purpose and intent of the proposed zone 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 R-MU-30 with waivers and  
20 conditions; I-A, UO-2; I-B, UO-2; and PUD 605.

21 b. It is proposed that the land area hereinafter described be changed to C-MX-8, DO-7; C-  
22 MX-12, DO-7; C-MX-16, DO-7; and C-MX-20, DO-7.

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 R-MU-30 with waivers and conditions; I-A,  
25 UO-2; I-B, UO-2; and PUD 605 to C-MX-12, DO-7:

26 A PARCEL OF LAND BEING A PORTION OF LOT 1, BLOCK 5, DENARGO MARKET  
27 SUBDIVISION FILING NO. 2 RECORDED AT RECEPTION NO. 2012049308 IN THE  
28 OFFICIAL RECORDS OF THE CITY AND COUNTY OF DENVER, COLORADO CLERK  
29 AND RECORDER’S OFFICE, LYING WITHIN THE NORTHWEST QUARTER OF  
30 SECTION 27, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL  
31 MERIDIAN, IN THE CITY & COUNTY OF DENVER, STATE OF COLORADO, BEING  
32 MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
33

34 **COMMENCING** AT THE MOST NORTHERLY CORNER OF SAID LOT 1, BLOCK 5,  
35 DENARGO MARKET SUBDIVISION FILING NO. 2, WHENCE THE NORTHWESTERLY  
36 BOUNDARY OF SAID LOT 1, BEARS SOUTH 70°49’48” WEST, A DISTANCE OF 683.55  
37 FEET, WITH ALL BEARINGS HEREON REFERENCED TO THIS LINE;

1  
2 THENCE ALONG THE NORTHEASTERLY BOUNDARY OF SAID LOT 1, BLOCK 5,  
3 SOUTH 46°11'13" EAST, A DISTANCE OF 14.49 FEET TO THE **POINT OF BEGINNING**;

4  
5 THENCE DEPARTING SAID NORTHEASTERLY BOUNDARY, SOUTH 43°48'47" WEST,  
6 A DISTANCE OF 1,005.11 FEET TO THE CENTERLINE OF DENARGO STREET, AN 80-  
7 FOOT-WIDE PUBLIC RIGHT-OF-WAY RECORDED AT BOOK 5340, PAGE 155 IN SAID  
8 RECORDS;

9  
10 THENCE ALONG SAID CENTERLINE, NORTH 00°01'41" WEST, A DISTANCE OF  
11 549.89 FEET TO THE CENTERLINE OF ARKINS COURT, A 100-FOOT-WIDE PUBLIC  
12 RIGHT-OF-WAY RECORDED AT BOOK 5309, PAGE 272 IN SAID RECORDS;

13  
14 THENCE ALONG SAID CENTERLINE, NORTH 70°49'48" EAST, A DISTANCE OF 727.94  
15 FEET TO THE CENTERLINE OF 29TH STREET, A 80-FOOT-WIDE PUBLIC RIGHT-OF-  
16 WAY RECORDED AT BOOK 5348, PAGE 374 IN SAID RECORDS;

17  
18 THENCE ALONG SAID CENTERLINE, SOUTH 46°11'13" EAST, A DISTANCE OF 50.22  
19 FEET;

20  
21 THENCE DEPARTING SAID CENTERLINE, SOUTH 43°48'47" WEST, A DISTANCE OF  
22 40.00 FEET TO THE **POINT OF BEGINNING**.

23  
24 CONTAINING AN AREA OF 4.943 ACRES, (215,319 SQUARE FEET), MORE OR LESS.

25  
26 in addition, thereto those portions of all abutting public rights-of-way, but only to the centerline  
27 thereof, which are immediately adjacent to the aforesaid specifically described area.

28 A PARCEL OF LAND BEING A PORTION OF LOT 1, BLOCK 5, AND TRACT D,  
29 DENARGO MARKET SUBDIVISION FILING NO. 2 RECORDED AT RECEPTION NO.  
30 2012049308 IN THE OFFICIAL RECORDS OF THE CITY AND COUNTY OF DENVER,  
31 COLORADO CLERK AND RECORDER'S OFFICE, LYING WITHIN THE NORTH HALF  
32 OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL  
33 MERIDIAN, IN THE CITY & COUNTY OF DENVER, STATE OF COLORADO, BEING  
34 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

35  
36 **COMMENCING** AT THE MOST NORTHERLY CORNER OF SAID LOT 1, BLOCK 5,  
37 DENARGO MARKET SUBDIVISION FILING NO. 2, WHENCE THE NORTHWESTERLY  
38 BOUNDARY OF SAID LOT 1, BEARS SOUTH 70°49'48" WEST, A DISTANCE OF 683.55  
39 FEET, WITH ALL BEARINGS HEREON REFERENCED TO THIS LINE;

40  
41 THENCE ALONG THE NORTHEASTERLY BOUNDARY OF SAID LOT 1, BLOCK 5,  
42 SOUTH 46°11'13" EAST, A DISTANCE OF 14.50 FEET TO THE **POINT OF BEGINNING**;

43  
44 THENCE DEPARTING SAID NORTHEASTERLY BOUNDARY, NORTH 43°48'47" EAST,  
45 A DISTANCE OF 40.00 FEET TO THE CENTERLINE OF 29TH STREET, AN 80-FOOT-  
46 WIDE PUBLIC RIGHT-OF-WAY RECORDED AT BOOK 5348, PAGE 374 IN SAID  
47 RECORDS;

1 THENCE ALONG SAID CENTERLINE, SOUTH 46°11'13" EAST, A DISTANCE OF 360.02  
2 FEET TO THE NORTHEASTERLY EXTENSION OF THE CENTERLINE OF TRACT D,  
3 (DELGANY STREET), A 66-FOOT-WIDE PRIVATE RIGHT-OF-WAY RECORDED AT  
4 RECEPTION NO. 2012049308 IN SAID RECORDS;

5  
6 THENCE ALONG SAID NORTHEASTERLY EXTENSION AND ALONG SAID  
7 CENTERLINE, SOUTH 43°48'47" WEST, A DISTANCE OF 267.68 FEET;

8  
9 THENCE DEPARTING SAID CENTERLINE, NORTH 46°11'13" WEST, A DISTANCE OF  
10 360.02 FEET;

11  
12 THENCE NORTH 43°48'47" EAST, A DISTANCE OF 227.68 FEET TO THE **POINT OF**  
13 **BEGINNING.**

14  
15 CONTAINING AN AREA OF 2.212 ACRES, (96,372 SQUARE FEET), MORE OR LESS.

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

18 **Section 3.** That the zoning classification of the land area in the City and County of Denver  
19 described as follows shall be and hereby is changed from R-MU-30 with waivers and conditions; I-A,  
20 UO-2; I-B UO-2; and PUD 605 to C-MX-16, DO-7:

21 A PARCEL OF LAND BEING A PORTION OF LOT 1, BLOCK 5, AND TRACT D,  
22 DENARGO MARKET SUBDIVISION FILING NO. 2 RECORDED AT RECEPTION NO.  
23 2012049308 IN THE OFFICIAL RECORDS OF THE CITY AND COUNTY OF DENVER,  
24 COLORADO CLERK AND RECORDER'S OFFICE, LYING WITHIN THE NORTHWEST  
25 QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH  
26 PRINCIPAL MERIDIAN, IN THE CITY & COUNTY OF DENVER, STATE OF COLORADO,  
27 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

28  
29 **COMMENCING** AT THE MOST NORTHERLY CORNER OF SAID LOT 1, BLOCK 5,  
30 DENARGO MARKET SUBDIVISION FILING NO. 2, WHENCE THE NORTHWESTERLY  
31 BOUNDARY OF SAID LOT 1, BEARS SOUTH 70°49'48" WEST, A DISTANCE OF 683.55  
32 FEET, WITH ALL BEARINGS HEREON REFERENCED TO THIS LINE;

33  
34 THENCE ALONG THE NORTHEASTERLY AND SOUTHEASTERLY BOUNDARIES OF  
35 SAID LOT 1, BLOCK 5 THE FOLLOWING TWO (2) COURSES:

36  
37 1. SOUTH 46°11'13" EAST, A DISTANCE OF 341.51 FEET;

38  
39 2. SOUTH 43°48'47" WEST, A DISTANCE OF 836.68 FEET TO THE **POINT OF**  
40 **BEGINNING;**

41  
42 THENCE DEPARTING SAID NORTHEASTERLY BOUNDARY, SOUTH 46°11'13" EAST,  
43 A DISTANCE OF 33.00 FEET TO THE CENTERLINE OF TRACT D, (DELGANY  
44 STREET), A 66-FOOT-WIDE PRIVATE RIGHT-OF-WAY RECORDED AT RECEPTION  
45 NO. 2012049308 IN SAID RECORDS;

1 THENCE ALONG SAID CENTERLINE THE FOLLOWING THREE (3) COURSES:  
2

3 1. SOUTH 43°48'47" WEST, A DISTANCE OF 13.68 FEET TO THE BEGINNING OF  
4 A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 169.00  
5 FEET;  
6

7 2. SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  
8 46°09'32", AN ARC LENGTH OF 136.15 FEET;  
9

10 3. SOUTH 89°58'19" WEST, A DISTANCE OF 244.97 FEET TO THE CENTERLINE  
11 OF DENARGO STREET, AN 80-FOOT-WIDE PUBLIC RIGHT-OF-WAY RECORDED AT  
12 BOOK 5340, PAGE 155 IN SAID RECORDS;  
13

14 THENCE ALONG SAID CENTERLINE, NORTH 00°01'41" WEST, A DISTANCE OF  
15 189.69 FEET;  
16

17 THENCE DEPARTING SAID CENTERLINE, NORTH 43°48'47" EAST, A DISTANCE OF  
18 168.43 FEET;  
19

20 THENCE SOUTH 46°11'13" EAST, A DISTANCE OF 327.02 FEET TO THE **POINT OF**  
21 **BEGINNING.**  
22

23 CONTAINING AN AREA OF 1.725 ACRES, (75,144 SQUARE FEET), MORE OR LESS.  
24

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

27 A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 27,  
28 TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY  
29 AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY  
30 DESCRIBED AS FOLLOWS:  
31

32 **COMMENCING** AT THE CENTER QUARTER CORNER OF SAID SECTION 27, WHENCE  
33 THE WEST QUARTER CORNER OF SAID SECTION 27 BEARS SOUTH 89°59'53"  
34 WEST, A DISTANCE OF 2,646.01 FEET, WITH ALL BEARINGS HEREIN BEING  
35 RELATIVE TO THIS LINE;  
36

37 THENCE ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, SOUTH  
38 89°59'53" WEST, A DISTANCE OF 903.75 FEET TO THE EAST RIGHT-OF-WAY LINE  
39 OF DENARGO STREET;  
40

41 THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 00°01'41" WEST, A  
42 DISTANCE OF 207.08 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK 2,  
43 DENARGO MARKET SUBDIVISION FILING NO. 2, PER THE PLAT RECORDED AT  
44 RECEPTION NO. 2012049308 IN THE RECORDS OF THE CITY AND COUNTY OF  
45 DENVER CLERK AND RECORDER'S OFFICE, BEING THE **POINT OF BEGINNING;**  
46

1 THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, NORTH 00°01'41"  
2 WEST, A DISTANCE OF 200.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF  
3 DELGANY STREET AS DEDICATED BY SAID PLAT;

4  
5 THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE AND ALONG SAID SOUTH  
6 RIGHT-OF-WAY LINE, NORTH 89°58'19" EAST, A DISTANCE OF 152.90 FEET;

7  
8 THENCE ALONG A SOUTHERLY JOG IN THE SOUTH RIGHT-OF-WAY LINE OF SAID  
9 DELGANY STREET AND ALONG THAT CERTAIN WEST BOUNDARY OF SAID LOT 1,  
10 BLOCK 2 BEING COMMON WITH THE EAST BOUNDARY OF THE HEREIN  
11 DESCRIBED PARCEL, SOUTH 00°01'41" EAST, A DISTANCE OF 156.00 FEET;

12  
13 THENCE DEPARTING SAID CERTAIN WEST BOUNDARY, SOUTH 04°00'45" WEST, A  
14 DISTANCE OF 44.11 FEET TO THAT CERTAIN NORTH BOUNDARY OF SAID LOT 1,  
15 BLOCK 2 BEING COMMON WITH THE SOUTH BOUNDARY OF THE HEREIN  
16 DESCRIBED PARCEL;

17  
18 THENCE ALONG SAID CERTAIN NORTH BOUNDARY, SOUTH 89°58'19" WEST, A  
19 DISTANCE OF 149.79 FEET TO THE **POINT OF BEGINNING.**

20  
21 CONTAINING AN AREA OF 0.700 ACRES (30,512 SQUARE FEET) MORE OR LESS.  
22

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 A PARCEL OF LAND BEING ALL OF LOT 1, BLOCK 6, DENARGO MARKET  
26 SUBDIVISION FILING NO. 2 RECORDED AT RECEPTION NO. 2012049308 IN THE  
27 OFFICIAL RECORDS OF THE CITY AND COUNTY OF DENVER, COLORADO CLERK  
28 AND RECORDER'S OFFICE, LYING WITHIN THE WEST HALF OF SECTION 27,  
29 TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE  
30 CITY & COUNTY OF DENVER, STATE OF COLORADO  
31 CONTAINING AN AREA OF 0.537 ACRES (23,373 SQUARE FEET) MORE OR LESS.  
32

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

35 A PARCEL OF LAND BEING A PORTION OF TRACT F, DENARGO MARKET  
36 SUBDIVISION FILING NO. 1, A SUBDIVISION RECORDED UNDER RECEPTION NO.  
37 2009018921 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER,  
38 COLORADO, CLERK AND RECORDER'S OFFICE ON FEBRUARY 17, 2009, LOCATED  
39 IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 67  
40 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID CITY, COUNTY AND STATE, MORE  
41 PARTICULARLY DESCRIBED AS FOLLOWS:

42  
43 **BEGINNING** AT THE MOST WESTERLY CORNER OF SAID TRACT F, WHENCE  
44 THE NORTHERLY BOUNDARY OF SAID TRACT F BEARS NORTH 89°58'19" EAST, A  
45 DISTANCE OF 150.21 FEET, WITH ALL BEARINGS HEREON RELATIVE THERETO;

46  
47 THENCE ALONG SAID NORTHERLY BOUNDARY OF TRACT F, NORTH 89°58'19"

1 EAST, A DISTANCE OF 13.43 FEET;

2  
3 THENCE DEPARTING SAID NORTHERLY BOUNDARY, SOUTH 00°01'41" EAST, A  
4 DISTANCE OF 15.05 FEET TO THE SOUTHWESTERLY BOUNDARY OF SAID TRACT  
5 F;

6  
7 THENCE ALONG SAID SOUTHWESTERLY BOUNDARY, NORTH 41°46'12" WEST, A  
8 DISTANCE OF 20.16 FEET TO THE **POINT OF BEGINNING**.

9  
10 CONTAINING AN AREA OF 0.002 ACRES, (101 SQUARE FEET), MORE OR LESS.  
11

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

14 A PARCEL OF LAND BEING A PORTION OF TRACT F, DENARGO MARKET  
15 SUBDIVISION FILING NO. 1, A SUBDIVISION RECORDED UNDER RECEPTION NO.  
16 2009018921 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER,  
17 COLORADO, CLERK AND RECORDER'S OFFICE ON FEBRUARY 17, 2009, LOCATED  
18 IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 67  
19 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID CITY, COUNTY AND STATE, MORE  
20 PARTICULARLY DESCRIBED AS FOLLOWS:

21  
22 **COMMENCING** AT THE MOST WESTERLY CORNER OF SAID TRACT F, WHENCE  
23 THE NORTHERLY BOUNDARY OF SAID TRACT F BEARS NORTH 89°58'19" EAST, A  
24 DISTANCE OF 150.21 FEET, WITH ALL BEARINGS HEREON RELATIVE THERETO;

25  
26 THENCE ALONG SAID NORTHERLY BOUNDARY, NORTH 89°58'19" EAST, A  
27 DISTANCE OF 13.43 FEET TO THE **POINT OF BEGINNING**;

28  
29 THENCE ALONG SAID NORTHERLY BOUNDARY, NORTH 89°58'19" EAST, A  
30 DISTANCE OF 132.74 FEET;

31  
32 THENCE DEPARTING SAID NORTHERLY BOUNDARY, SOUTH 00°01'41" EAST, A  
33 DISTANCE OF 153.92 FEET TO THE SOUTHWESTERLY BOUNDARY OF SAID TRACT  
34 F AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY  
35 HAVING A RADIUS OF 564.03 FEET, THE RADIUS POINT OF SAID CURVE BEARS  
36 NORTH 38°48'07" EAST;

37  
38 THENCE ALONG SAID SOUTHWESTERLY BOUNDARY AND NORTHWESTERLY  
39 ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°53'50" AN ARC LENGTH  
40 OF 126.96 FEET;

41  
42 THENCE CONTINUING ALONG SAID SOUTHWESTERLY BOUNDARY AND NON-  
43 TANGENT TO SAID CURVE, NORTH 41°46'12" WEST, A DISTANCE OF 65.47 FEET;

44  
45 THENCE DEPARTING SAID SOUTHWESTERLY BOUNDARY, NORTH 00°01'41" WEST,  
46 A DISTANCE OF 15.05 FEET TO THE **POINT OF BEGINNING**.

47  
48 CONTAINING AN AREA OF 0.269 ACRES, (11,731 SQUARE FEET), MORE OR LESS.

1  
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 A PARCEL OF LAND BEING A PORTION OF TRACT F, DENARGO MARKET  
5 SUBDIVISION FILING NO. 1, A SUBDIVISION RECORDED UNDER RECEPTION NO.  
6 2009018921 IN THE RECORDS OF THE CITY AND COUNTY OF DENVER,  
7 COLORADO, CLERK AND RECORDER'S OFFICE ON FEBRUARY 17, 2009, LOCATED  
8 IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 67  
9 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID CITY, COUNTY AND STATE, MORE  
10 PARTICULARLY DESCRIBED AS FOLLOWS:

11  
12 **BEGINNING** AT THE MOST EASTERLY CORNER OF SAID TRACT F, WHENCE  
13 THE NORTHEASTERLY BOUNDARY OF SAID TRACT F BEARS NORTH 51°59'48"  
14 WEST, A DISTANCE OF 108.21 FEET, WITH ALL BEARINGS HEREON RELATIVE  
15 THERETO; SAID MOST EASTERLY CORNER ALSO BEING THE BEGINNING OF A  
16 NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 217.00  
17 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 89°58'19" WEST;

18  
19 THENCE ALONG THE EASTERLY BOUNDARY OF SAID TRACT F AND  
20 SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  
21 34°43'06" AN ARC LENGTH OF 131.49 FEET TO THE MOST SOUTHERLY CORNER OF  
22 SAID TRACT F AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE  
23 NORTHEASTERLY HAVING A RADIUS OF 564.03 FEET, THE RADIUS POINT OF SAID  
24 CURVE BEARS NORTH 32°27'58" EAST;

25  
26 THENCE ALONG THE SOUTHWESTERLY BOUNDARY OF SAID TRACT F, AND  
27 NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF  
28 06°20'09" AN ARC LENGTH OF 62.37 FEET;

29  
30 THENCE DEPARTING SAID SOUTHWESTERLY BOUNDARY, NORTH 00°01'41" WEST,  
31 A DISTANCE OF 153.92 FEET TO THE NORTH BOUNDARY OF SAID TRACT F;

32  
33 THENCE ALONG SAID NORTH BOUNDARY, NORTH 89°58'19" EAST, A DISTANCE OF  
34 4.04 FEET;

35  
36 THENCE ALONG THE NORTHEASTERLY BOUNDARY OF SAID TRACT F, SOUTH  
37 51°59'48" EAST, A DISTANCE OF 108.21 FEET TO THE **POINT OF BEGINNING**.  
38 CONTAINING AN AREA OF 0.269 ACRES, (11,731 SQUARE FEET), MORE OR LESS.  
39

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

42 **Section 4.** That the zoning classification of the land area in the City and County of Denver  
43 described as follows shall be and hereby is changed from R-MU-30 with waivers and conditions; I-A  
44 UO-2; I-B UO-2; and PUD 605 to C-MX-20, DO-7:

45 A PARCEL OF LAND BEING A PORTION OF LOT 1, BLOCK 5, AND TRACT D,

1 DENARGO MARKET SUBDIVISION FILING NO. 2 RECORDED AT RECEPTION NO.  
2 2012049308 IN THE OFFICIAL RECORDS OF THE CITY AND COUNTY OF DENVER,  
3 COLORADO CLERK AND RECORDER'S OFFICE, LYING WITHIN THE NORTHWEST  
4 QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH  
5 PRINCIPAL MERIDIAN, IN THE CITY & COUNTY OF DENVER, STATE OF COLORADO,  
6 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
7

8 **COMMENCING** AT THE MOST NORTHERLY CORNER OF SAID LOT 1, BLOCK 5,  
9 DENARGO MARKET SUBDIVISION FILING NO. 2, WHENCE THE NORTHWESTERLY  
10 BOUNDARY OF SAID LOT 1, BEARS SOUTH 70°49'48" WEST, A DISTANCE OF 683.55  
11 FEET, WITH ALL BEARINGS HEREON REFERENCED TO THIS LINE;  
12

13 THENCE ALONG THE NORTHEASTERLY AND SOUTHEASTERLY BOUNDARIES OF  
14 SAID LOT 1, BLOCK 5 THE FOLLOWING TWO (2) COURSES:  
15

- 16 1. SOUTH 46°11'13" EAST, A DISTANCE OF 341.51 FEET;
- 17
- 18 2. SOUTH 43°48'47" WEST, A DISTANCE OF 227.68 FEET TO THE **POINT OF**  
19 **BEGINNING;**  
20

21 THENCE DEPARTING SAID SOUTHEASTERLY BOUNDARY, SOUTH 46°11'13" EAST,  
22 A DISTANCE OF 33.00 FEET TO THE CENTERLINE OF TRACT D, (DELGANY  
23 STREET), A 66-FOOT-WIDE PRIVATE RIGHT-OF-WAY RECORDED AT RECEPTION  
24 NO. 2012049308 IN SAID RECORDS;  
25

26 THENCE ALONG SAID CENTERLINE, SOUTH 43°48'47" WEST, A DISTANCE OF 609.00  
27 FEET;  
28

29 THENCE DEPARTING SAID CENTERLINE, NORTH 46°11'13" WEST, A DISTANCE OF  
30 360.02 FEET;  
31

32 THENCE NORTH 43°48'47" EAST, A DISTANCE OF 609.00 FEET;  
33

34 THENCE SOUTH 46°11'13" EAST, A DISTANCE OF 327.02 FEET TO THE **POINT OF**  
35 **BEGINNING.**  
36

37 CONTAINING AN AREA OF 5.033 ACRES, (219,253 SQUARE FEET), MORE OR LESS.  
38

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

41 **Section 5.** That the zoning classification of the land area in the City and County of  
42 Denver described as follows shall be and hereby is changed from R-MU-30 with waivers and  
43 conditions; I-A UO-2; I-B UO-2; and PUD 605 to C-MX-8, DO-7:

44 A PARCEL OF LAND BEING A PORTION OF LOT 1, BLOCK 5, DENARGO MARKET  
45 SUBDIVISION FILING NO. 2 RECORDED AT RECEPTION NO. 2012049308 IN THE  
46 OFFICIAL RECORDS OF THE CITY AND COUNTY OF DENVER, COLORADO CLERK

1 AND RECORDER'S OFFICE, LYING WITHIN THE NORTHWEST QUARTER OF  
2 SECTION 27, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL  
3 MERIDIAN, IN THE CITY & COUNTY OF DENVER, STATE OF COLORADO, BEING  
4 MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
5

6 **BEGINNING** AT THE MOST NORTHERLY CORNER OF SAID LOT 1, BLOCK 5,  
7 DENARGO MARKET SUBDIVISION FILING NO. 2, WHENCE THE NORTHWESTERLY  
8 BOUNDARY OF SAID LOT 1, BEARS SOUTH 70°49'48" WEST, A DISTANCE OF 683.55  
9 FEET, WITH ALL BEARINGS HEREON REFERENCED TO THIS LINE;

10  
11 THENCE ALONG THE NORTHEASTERLY BOUNDARY OF SAID LOT 1, BLOCK 5,  
12 SOUTH 46°11'13" EAST, A DISTANCE OF 112.25 FEET;

13  
14 THENCE DEPARTING SAID NORTHEASTERLY BOUNDARY, SOUTH 70°49'48" WEST,  
15 A DISTANCE OF 769.25 FEET TO THE WESTERLY BOUNDARY OF SAID LOT 1,  
16 BLOCK 5;

17  
18 THENCE ALONG SAID WESTERLY AND NORTHWESTERLY BOUNDARIES THE  
19 FOLLOWING TWO (2) COURSES:

- 20  
21 1. NORTH 00°01'41" WEST, A DISTANCE OF 105.85 FEET;
- 22  
23 2. NORTH 70°49'48" EAST, A DISTANCE OF 683.55 FEET TO THE **POINT OF**  
24 **BEGINNING.**  
25

26 CONTAINING AN AREA OF 1.668 ACRES, (72,640 SQUARE FEET), MORE OR LESS.  
27

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

30 **Section 6.** That this ordinance shall be recorded by the Manager of Community Planning  
31 and Development in the real property records of the Denver County Clerk and Recorder.

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

1 COMMITTEE APPROVAL DATE: February 2, 2021

2 MAYOR-COUNCIL DATE: February 9, 2021 by Consent

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: February 11, 2021

11 Pursuant to Section 13-12, 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: \_\_\_\_\_