

BY AUTHORITY

ORDINANCE NO. _____
SERIES OF 2023

COUNCIL BILL NO. CB23-0077
COMMITTEE OF REFERENCE:
Land Use, Transportation & Infrastructure

A BILL

For an ordinance changing the zoning classification for 2030 and 2032 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 PUD-G 27 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, and meets the criteria set forth in Section 12.4.9.10 of the Denver Zoning Code;

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 PUD 329.
- b. It is proposed that the land area hereinafter described be changed to PUD-G 27.

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 PUD 329 to PUD-G 27:

ROCKIES PLAZA PUD LAND DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF BLOCK 37, EAST DENVER AND BLOCK 37 STECK'S ADDITION TO DENVER LOCATED IN THE SOUTHWEST QUARTER OF SECTION 27 AND THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHERLY MOST CORNER OF SAID BLOCK 37;
THENCE ALONG THE NORTHEASTERLY LINE OF SAID BLOCK 37, ALSO BEING THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF 21ST STREET, S45°29'57"E A DISTANCE OF 57.97 FEET;
THENCE S44°37'42"W A DISTANCE OF 13.20 FEET TO A POINT OF CURVATURE;
THENCE 45.70 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 29.06 FEET, A CENTRAL ANGLE OF 90°06'39", AND A CHORD WHICH BEARS S00°25'37"E A DISTANCE OF 41.14 FEET;
THENCE S45°28'57"E A DISTANCE OF 19.56 FEET;
THENCE S44°35'45"W A DISTANCE OF 104.61 FEET;
THENCE S45°24'15"E A DISTANCE OF 18.41 FEET TO A POINT ON THE

1 SOUTHEASTERLY LINE OF LOT 6, BLOCK 37;
2 THENCE ALONG SAID SOUTHEASTERLY LINE OF LOTS 6 THROUGH 10, BLOCK 37,
3 EAST DENVER,
4 S44°35'45"W A DISTANCE OF 104.03 FEET TO THE SOUTHERLY MOST CORNER OF
5 SAID LOT 10;
6 THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 10, N45°28'15"W A
7 DISTANCE OF 125.06 FEET TO THE WESTERLY MOST CORNER OF SAID LOT 10;
8 THENCE ALONG THE NORTHWESTERLY LINE OF SAID BLOCK 37 AND
9 SOUTHEASTERLY RIGHT-OF-WAY LINE OF BLAKE STREET, N44°36'06"E A
10 DISTANCE OF 250.95 FEET TO THE POINT OF BEGINNING.
11 SAID PARCEL CONTAINS 0.615 ACRES OR 26,801 SQUARE FEET MORE OR LESS.
12 ALL LINEAL DIMENSION ARE IN U.S. SURVEY FEET.
13 BASIS OF BEARING
14 BEARINGS ARE BASED ON AN ASSUMED BEARING OF N44°36'06"E ALONG THE 20
15 FOOT RANGE LINE WITHIN BLAKE STREET BETWEEN 20TH STREET AND 22ND
16 STREET BEING MONUMENTED BY A FOUND 3-1/4" ALUMINUM CAP ILLEGIBLE IN
17 RANGE BOX AT THE INTERSECTION 20TH STREET AND BLAKE STREET AND A
18 FOUND 3-1/4" ALUMINUM CAP PLS #27259 IN RANGE BOX AT THE INTERSECTION
19 OF 22ND STREET AND BLAKE STREET.

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

22 **Section 3.** PUD-G 27, as filed in the words and figures contained and set forth therein, available
23 in the office and on the web page of City Council, and filed in the office of the City Clerk on the 27th day
24 of January, 2023, under City Clerk's Filing No. 20230007, is hereby approved.

25 **Section 4.** 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.


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1 COMMITTEE APPROVAL DATE: January 31, 2023

2 MAYOR-COUNCIL DATE: February 7, 2023

3 PASSED BY THE COUNCIL: _____ March 13, 2023

4  _____ - PRESIDENT

5 APPROVED:  _____ - MAYOR Mar 14, 2023

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 9, 2023

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.

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16 Kerry Tipper, Denver City Attorney

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18 BY:  _____, Assistant City Attorney DATE: Feb 9, 2023