

**BY AUTHORITY**

ORDINANCE NO. \_\_\_\_\_  
SERIES OF 2017

COUNCIL BILL NO. CB16-1193  
COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

**A BILL**

**For an ordinance changing the zoning classification for 2099 and 2101 31<sup>st</sup> Street.**

**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 I-MX-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 I-B, UO-2.
- b. It is proposed that the land area hereinafter described be changed to I-MX-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 I-B, UO-2 to I-MX-8:

**Legal Description**

**2099 31<sup>st</sup> Street**

Parcel Description

A PARCEL OF LAND BEING A PORTION OF THE LANDS DESCRIBED AT RECEPTION NO. 2000027221 AS FILED IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE; SITUATED IN THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 22; THENCE N46°52'07"E A DISTANCE OF 1212.37 FEET TO THE SOUTH CORNER OF THE LANDS DESCRIBED AT RECEPTION NO. 2007105376 AS FILED IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE; SAID POINT BEING THE POINT OF BEGINNING; THENCE S45°22'00"W, ALONG THE SOUTHEASTERLY BOUNDARY OF THE LANDS DESCRIBED AT SAID

1 RECEPTION NO. 2000027221, A DISTANCE OF 210.17 FEET; THENCE  
2 N44°40'54"W A DISTANCE OF 175.51 FEET TO A POINT ON THE  
3 SOUTHEASTERLY BOUNDARY OF THE LANDS DESCRIBED AT RECEPTION NO.  
4 2014091398 AS FILED IN THE CITY AND COUNTY OF DENVER CLERK AND  
5 RECORDER'S OFFICE; THENCE ALONG THE SOUTHEASTERLY BOUNDARY OF  
6 THE LANDS DESCRIBED AT SAID RECEPTION NO. 2014091398 THE  
7 FOLLOWING TWO (2) COURSES;

8  
9 1) THENCE N45°22'00"E A DISTANCE OF 92.29 FEET;

10  
11 2) THENCE N37°24'22"E A DISTANCE OF 119.01 FEET TO A POINT ON THE  
12 SOUTHWESTERLY BOUNDARY OF THE LANDS DESCRIBED AT SAID  
13 RECEPTION NO. 2007105376;

14  
15 THENCE S44°40'54"E, ALONG THE SOUTHWESTERLY BOUNDARY OF THE  
16 LANDS DESCRIBED AT SAID RECEPTION NO. 2007105376, A DISTANCE OF  
17 192.01 FEET TO THE POINT OF BEGINNING;

18  
19 SAID PARCEL CONTAINS 37,858 SQUARE FEET, 0.869 ACRES, MORE OR LESS.

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  
23  
24 **Legal Description**

25 **2101 31<sup>st</sup> Street #B**

26 **PARCEL DESCRIPTION**

27 THAT PORTION OF WESTON ADDITION AND A PART OF THE SOUTH HALF OF  
28 SECTION 22, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL  
29 MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO,  
30 DESCRIBED AS FOLLOWS:

31  
32 COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST ONE-  
33 QUARTER OF SECTION 22, THENCE NORTH 00°06'45" EAST, A DISTANCE OF  
34 35.60 FEET TO A POINT LYING 200.00 FEET SOUTHEASTERLY AT RIGHT  
35 ANGLES TO THE SOUTHEASTERLY LINE OF THE BURLINGTON AND  
36 NORTHERN INC. RAILROAD RIGHT-OF-WAY; THENCE NORTH 45°22'00" EAST,  
37 PARALLEL WITH SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF  
38 106.11 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF  
39 31ST STREET AND THE POINT OF BEGINNING; THENCE NORTH 45°04'17"  
40 WEST, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF  
41 200.01 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF  
42 BURLINGTON NORTHERN INC. RAILROAD; THENCE NORTH 45°22'00" EAST  
43 ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1918.89  
44 FEET TO THE MOST NORTHERLY CORNER OF WESTON ADDITION; THENCE  
45 RUNNING ALONG THE BOUNDARY OF SAID WESTON ADDITION THE NEXT  
46 TWO (2) COURSES:

47  
48 1) SOUTH 66°53'38" EAST, A DISTANCE OF 27.12 FEET;

1 2) SOUTH 00°05'04" EAST, A DISTANCE OF 747.00 FEET TO THE  
2 SOUTHEASTERLY CORNER OF SAID WESTON ADDITION;  
3 THENCE NORTH 44°38'00" WEST, A DISTANCE OF 300.44 FEET; THENCE  
4 SOUTH 45°22'00" WEST, A DISTANCE OF 1153.01 FEET; THENCE NORTH  
5 44°38'00" WEST, A DISTANCE OF 16.67 FEET; THENCE SOUTH 45°22'00" WEST,  
6 A DISTANCE OF 250.28 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-  
7 OF-WAY LINE OF SAID 31ST STREET; THENCE NORTH 45°04'17" WEST ALONG  
8 SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 40.33 FEET TO  
9 THE POINT OF BEGINNING.

10  
11 EXCEPT THAT PORTION CONVEYED IN SPECIAL WARRANTY DEED  
12 RECORDED JULY 3, 2001 AT RECEPTION NO. 2001108980,

13  
14 EXCEPT THAT PORTION CONVEYED IN SPECIAL WARRANTY DEED  
15 RECORDED JULY 6, 2007 AT RECEPTION NO. 2007105376,

16  
17 EXCEPT THAT PORTION CONVEYED IN BARGAIN AND SALE DEED RECORDED  
18 JULY 31, 2014 AT RECEPTION NO. 2014091398,

19  
20 EXCEPT THAT PORTION CONVEYED IN BARGAIN AND SALE DEED RECORDED  
21 APRIL 13, 2015 AT RECEPTION NO. 2015046921,

22  
23 EXCEPT THAT PORTION CONVEYED IN BARGAIN AND SALE DEED RECORDED  
24 DECEMBER 11, 2015 AT RECEPTION NO. 2015172030,

25  
26 CITY AND COUNTY OF DENVER, STATE OF COLORADO.

27  
28 CONTAINING 137,245 SQUARE FEET OR 3.151 ACRES MORE OR LESS.

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

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

34 **[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]**

1 COMMITTEE APPROVAL DATE: December 6, 2016

2 MAYOR-COUNCIL DATE: December 13, 2016

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: December 15, 2016

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: \_\_\_\_\_