

**BY AUTHORITY**

ORDINANCE NO. \_\_\_\_\_  
SERIES OF 2020

COUNCIL BILL NO. CB20-0708  
COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

**A BILL**

**For an ordinance changing the zoning classification for 2520 Wewatta Way and 2901 Broadway 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 C-MX-16, DO-7 and C-MX-8, DO-7 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 C-MX-8, DO-7 and C-MX-16, DO-7.
- b. It is proposed that the land area hereinafter described be changed to C-MX-16, DO-7 and C-MX-8, DO-7.

**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 C-MX-8, DO-7 and C-MX-16, DO-7 to C-MX-8, DO-7:

ZONE LOT 1 – 2520 Wewatta Way

A PARCEL OF LAND BEING PORTIONS OF LOT 1, BLOCK 1, DENARGO MARKET SUBDIVISION FILING NO. 2, AS PLATTED UNDER RECEPTION NUMBER 2012049308, AND THAT PARCEL OF LAND DESCRIBED IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER 2016046234, BOTH IN THE RECORDS OF THE CITY AND COUNTY OF DENVER CLERK AND RECORDER’S OFFICE; SITUATED IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6'h PRINCIPAL MERIDIAN; CITY AND COUNTY OF DENVER, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

1 BASIS OF BEARINGS: THE NORTH LINE OF SAID SOUTHWEST QUARTER OF  
2 SECTION 27, MONUMENTED AS SHOWN HEREON AND  
3 HAVING A BEARING OF SOUTH 89°59'53" WEST.  
4

5 BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 1, BEING A POINT  
6 ON THE WEST LINE OF SAID PARCEL DESCRIBED IN THE DOCUMENT RECORDED  
7 UNDER RECEPTION NUMBER 2016046234;  
8

9 THENCE, ALONG SAID WEST LINE AND THE NORTH LINE OF SAID PARCEL, THE  
10 FOLLOWING TWO (2) COURSES;  
11

- 12 1. NORTH 00°01'41" WEST, A DISTANCE OF 10.00 FEET;
- 13
- 14 2. NORTH 89°58'19" EAST, A DISTANCE OF 68.47 FEET;
- 15

16 THENCE SOUTH 00°01'41" EAST, A DISTANCE OF 314.01 FEET TO A POINT ON THE  
17 SOUTHERLY LINE OF SAID LOT 1, BLOCK, BEING THE BEGINNING OF A NON-  
18 TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 564.03 FEET, THE  
19 RADIUS POINT OF SAID CURVE BEARS NORTH 15°15'03" WEST;  
20

21 THENCE, ALONG THE SOUTHERLY, WESTERLY AND NORTHERLY BOUNDARY OF  
22 SAID LOT 1, THE FOLLOWING FIVE (5) COURSES;  
23

- 24 1. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 39°32'51",  
25 AN ARC LENGTH OF 389.31 FEET TO THE BEGINNING OF A NON-TANGENT  
26 CURVE CONCAVE WESTERLY HAVING A RADIUS OF 297.00 FEET, THE  
27 RADIUS POINT OF SAID CURVE BEARS NORTH 57°00'49" WEST;
- 28
- 29 2. NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27°55'47",  
30 AN ARC LENGTH OF 144.78 FEET;
- 31
- 32 3. SOUTH 71°33'46" EAST, A DISTANCE OF 1.23 FEET;
- 33
- 34 4. NORTH 00°01'41" WEST, A DISTANCE OF 138.63 FEET;
- 35
- 36 5. NORTH 89°58'19" EAST, A DISTANCE OF 264.00 FEET TO THE POINT OF  
37 BEGINNING.  
38

39 CONTAINING AN AREA OF 2.490 ACRES, (108,452 SQUARE FEET), MORE  
40 OR LESS.  
41

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

44 **Section 3.** That the zoning classification of the land area in the City and County of Denver  
45 described as follows shall be and hereby is changed from C-MX-16, DO-7 and C-MX-8, DO-7 to C-  
46 MX-16, DO-7:  
47

1  
2 ZONE LOT 2 – 2901 Broadway  
3

4 A PARCEL OF LAND BEING PORTIONS OF LOT 1, BLOCK 1, DENARGO MARKET  
5 SUBDIVISION FILING NO. 2, AS PLATTED UNDER RECEPTION NUMBER 2012049308,  
6 AND THAT PARCEL OF LAND DESCRIBED IN THE DOCUMENT RECORDED UNDER  
7 RECEPTION NUMBER 2016046234, BOTH IN THE RECORDS OF THE CITY AND  
8 COUNTY OF DENVER CLERK AND RECORDER'S OFFICE; SITUATED IN THE  
9 SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF  
10 THE 6° PRINCIPAL MERIDIAN; CITY AND COUNTY OF DENVER, STATE OF  
11 COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
12

13 BASIS OF BEARINGS: THE NORTH LINE OF SAID SOUTHWEST QUARTER OF  
14 SECTION 27, MONUMENTED AS SHOWN HEREON AND  
15 HAVING A BEARING OF SOUTH 89°59'53" WEST.  
16

17 BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL OF LAND DESCRIBED  
18 IN THE DOCUMENT RECORDED UNDER RECEPTION NUMBER 2016046234;  
19

20 THENCE, ALONG THE EASTERLY AND SOUTHERLY BOUNDARY OF SAID PARCEL,  
21 THE FOLLOWING TWO (2) COURSES;  
22

- 23 1. SOUTH 00°01'41" EAST, A DISTANCE OF 195.46 FEET;
- 24
- 25 2. SOUTH 48°04'18" WEST, A DISTANCE OF 10.49 FEET TO THE BEGINNING OF A  
26 TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 564.03  
27 FEET;  
28

29 THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY BOUNDARY AND THE  
30 SOUTHERLY BOUNDARY OF SAID LOT 1, BLOCK 1, DENARGO MARKET  
31 SUBDIVISION FILING NO. 2, AND SAID CURVE THROUGH A CENTRAL ANGLE OF  
32 26°40'39", AN ARC LENGTH OF 262.62 FEET;  
33

34 THENCE NORTH 00°01'41" WEST, A DISTANCE OF 314.01 FEET TO A POINT ON THE  
35 NORTHERLY BOUNDARY OF SAID PARCEL OF LAND DESCRIBED IN THE  
36 DOCUMENT RECORDED UNDER RECEPTION NUMBER 2016046234;  
37

38 THENCE, ALONG SAID NORTHERLY BOUNDARY, THE FOLLOWING TWO (2)  
39 COURSES;  
40

- 41 1. NORTH 89°58'19" EAST, A DISTANCE OF 166.70 FEET TO THE BEGINNING OF  
42 A TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 195.00  
43 FEET;  
44
- 45 2. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°56'19",  
46 AN ARC LENGTH OF 71.26 FEET TO THE POINT OF BEGINNING.  
47

48 CONTAINING AN AREA OF 1.422 ACRES, (61952 SQUARE FEET), MORE OR LESS.

49 in addition, thereto those portions of all abutting public rights-of-way, but only to the centerline

1 thereof, which are immediately adjacent to the aforesaid specifically described area.

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

4 COMMITTEE APPROVAL DATE: July 21, 2020

5 MAYOR-COUNCIL DATE: July 28, 2020

6 PASSED BY THE COUNCIL: \_\_\_\_\_ August 31, 2020

7 *David Filmore* - PRESIDENT

8 APPROVED: \_\_\_\_\_ - MAYOR \_\_\_\_\_

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

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

13 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: July 30, 2020

14 Pursuant to Section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the office of  
15 the City Attorney. We find no irregularity as to form and have no legal objection to the proposed  
16 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to  
17 § 3.2.6 of the Charter.

18 Kristin M. Bronson, Denver City Attorney

19 BY: *Kristin M. Bronson*, Assistant City Attorney DATE: Jul 29, 2020