

1 **BY AUTHORITY**

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

COUNCIL BILL NO. CB17-0616  
COMMITTEE OF REFERENCE:  
4 Land Use, Transportation & Infrastructure

5 **A BILL**

6 **For an ordinance changing the zoning classification for 3204 & 3206 Denargo St.  
7 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 district, is  
12 justified by one of the circumstances set forth in Section 12.4.10.8 of the Denver Zoning Code, and  
13 is consistent with the neighborhood context and the stated purpose and intent of the proposed zone  
14 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 waivers and  
20 conditions I-B, UO-2.
- 21 b. It is proposed that the land area hereinafter described be changed to C-MX-8.

22 **Section 2.** That the zoning classification of the land area in the City and County of Denver  
23 described as follows shall be and hereby is changed from R-MU-30 waivers and conditions I-B, UO-  
24 2 to C-MX-8:

25 **Description of the Real Property**

26 **Parcel 1:**  
27 Lot 1, Block 1,  
28 DENARGO MARKET SUBDIVISION FILING NO. 2,  
29 according to the plat thereof recorded April 12, 2012, at Reception No. 2012049308,  
30 City and County of Denver,  
31 State of Colorado.

32  
33 **Parcel 2:**  
34 Non-exclusive easements for vehicular and pedestrian access across roads and sidewalks for use  
35 of common utility facilities and for use of the common areas for the purposes designated, all as  
36 more fully defined and described in the Declaration of Covenants, Conditions and Restrictions

1 for Denargo Market recorded May 4, 2012, under Reception No. 2012059131, in the Real  
2 Property Records of the City and County of Denver, State of Colorado.

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

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

7 COMMITTEE APPROVAL DATE: June 6, 2017

8 MAYOR-COUNCIL DATE: June 13, 2017

July 17, 2017

9 PASSED BY THE COUNCIL: \_\_\_\_\_

10 Alvin Banks - PRESIDENT

11 APPROVED: Allegra "Happy" Haynes - MAYOR Jul 19, 2017

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

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

16 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: June 15, 2017

17 Pursuant to Section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the office of  
18 the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed  
19 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to  
20 § 3.2.6 of the Charter.

21 Kristin M. Bronson, Denver City Attorney

22 BY: Kristin M. Bronson, Assistant City Attorney DATE: Jun 15, 2017