

**BY AUTHORITY**

ORDINANCE NO. \_\_\_\_\_  
SERIES OF 2025

COUNCIL BILL NO. CB25-1541  
COMMITTEE OF REFERENCE:  
South Platte River

**A BILL**

**For an ordinance changing the zoning classification of 709 South Delaware Street in Baker.**

**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, is in the public interest, is consistent with the neighborhood context and stated purpose and intent of the proposed zone district, and meets the criteria set forth in 12.4.10.8 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. That the land area hereinafter described is presently classified as C-MX-16.
- b. It is proposed that the land area hereinafter described be changed to PUD-G #39.

**Section 2.** That the zoning classification for the land area in the City and County of Denver described as follows shall be and hereby is changed from C-MX-16 to PUD-G #39:

A PART OF BROADWAY STATION FILING NO. 4 AND A PART OF S. CHEROKEE ST. AS SHOWN ON THE PLAT OF VANDERBILT PARK AND SYLVESTER'S ADDITION TO VANDERBILT PARK LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 15, MARKED BY A 3-1/4" ALUMINUM CAP ON A 3/4" REBAR IN A RANGE BOX, STAMPED "JF SATO & ASSOC., 1/4. S15/S22, T4N R68W, PLS 37056, 2017", WHENCE THE CENTER QUARTER CORNER OF SAID SECTION 15, MARKED BY A FOUND STONE WITH DIVOT IN A MONUMENT BOX, BEARS NORTH 00°44'36"

WEST A DISTANCE OF 2647.74 FEET; THENCE NORTH 42°17'52" WEST, A DISTANCE OF 2,693.81 FEET TO THE SOUTHWEST CORNER OF TRACT C, AS SHOWN ON SAID BROADWAY STATION FILING NO. 4 AND THE POINT OF BEGINNING;

THENCE, COINCIDENT WITH THE WESTERLY AND NORTHERLY LINES OF SAID BROADWAY STATION FILING 4, THE FOLLOWING TWELVE (12) COURSES:

1. NORTH 32°45'00" WEST, A DISTANCE OF 26.01 FEET;
2. THENCE NORTH 00°37'16" WEST, A DISTANCE OF 103.94 FEET;
3. THENCE SOUTH 89°49'48" WEST, A DISTANCE OF 10.81 FEET;
4. THENCE NORTH 21°29'09" WEST, A DISTANCE OF 294.78 FEET;
5. THENCE NORTH 06°51'15" EAST, A DISTANCE OF 75.63 FEET;
6. THENCE NORTH 37°59'28" EAST, A DISTANCE OF 31.96 FEET;
7. THENCE NORTH 71°38'51" EAST, A DISTANCE OF 81.77 FEET;
8. THENCE SOUTH 79°44'49" EAST, A DISTANCE OF 174.83 FEET;
9. THENCE SOUTH 00°32'56" EAST, A DISTANCE OF 50.00 FEET;
10. THENCE NORTH 89°06'51" EAST, A DISTANCE OF 170.00 FEET;
11. THENCE SOUTH 00°32'56" EAST, A DISTANCE OF 25.00 FEET;
12. THENCE NORTH 89°06'51" EAST, A DISTANCE OF 125.00 FEET TO THE NORTHEAST CORNER OF TRACT EE OF SAID BROADWAY STATION FILING NO. 4;
- THENCE NORTH 84°21'13" EAST, A DISTANCE OF 29.21 FEET TO THE NORTHWEST CORNER OF TRACT CC OF SAID BROADWAY STATION FILING NO. 4;
- THENCE SOUTH 78°08'57" EAST, COINCIDENT WITH THE NORTH LINE OF SAID TRACT CC, A DISTANCE OF 19.17 FEET;
- THENCE SOUTH 00°36'02" EAST, A DISTANCE OF 418.35 FEET TO THE EASTERLY EXTENSION OF SAID SOUTHERLY LINE OF TRACT C;
- THENCE SOUTH 89°23'58" WEST, ALONG SAID EASTERLY EXTENSION AND ALONG SAID SOUTHERLY LINE OF TRACT C, A DISTANCE OF 492.29 FEET TO SAID SOUTHWEST CORNER OF TRACT C AND THE POINT OF BEGINNING;

THE ABOVE DESCRIPTION CONTAINS A CALCULATED AREA OF 260,387 SQUARE FEET OR (5.9777 ACRES), MORE OR LESS.

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

**Section 3.** PUD-G #39, as filed in the words and figures contained and set forth therein, available in the office and on the web page of City Council, and filed in the office of the City Clerk on the 6th day of November, 2025, under City Clerk's Filing No. 20250179, is hereby approved.

**Section 4.** This Ordinance shall be recorded by the Manager of Community Planning and Development in the real property records of the Clerk and Recorder of the City and County of Denver.

COMMITTEE APPROVAL DATE: November 12, 2025

MAYOR-COUNCIL DATE: N/A

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

\_\_\_\_\_ - PRESIDENT

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

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

NOTICE PUBLISHED IN THE DENVER POST: \_\_\_\_\_ ; \_\_\_\_\_

PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: November 13, 2025

Pursuant to Section 13-9, D.R.M.C., this proposed ordinance has been reviewed by the office of the City Attorney. We find no irregularity as to form and have no legal objection to the proposed ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to § 3.2.6 of the Charter.

Katie J. McLoughlin, Interim City Attorney

BY:  \_\_\_\_\_, Assistant City Attorney DATE: 11/13/2025 | 10:04 AM MST