

**BY AUTHORITY**

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

COUNCIL BILL NO. CB25-0902  
COMMITTEE OF REFERENCE:  
South Platte River Committee

**A BILL**

**For an ordinance changing the zoning classification for 2420 West 14th Avenue in Lincoln Park.**

**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, 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-5.
- b. It is proposed that the land area hereinafter described be changed to C-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 C-MX-5 to C-MX-8:

A PARCEL OF LAND BEING A PORTION OF THE PARCEL DESCRIBED AT RECEPTION NO. 2022051269, FURTHER BEING A PORTION OF AN UNPLATTED PARCEL OF LAND; A PORTION OF WEST 14TH AVENUE VACATED BY ORDINANCE NO. 20210664; AND A PORTION OF LOTS 3 THROUGH 7, BLOCK 4, BAKER'S SUBDIVISION; ALL SITUATED IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 3, BLOCK 4, BAKER'S SUBDIVISION;

THENCE ALONG THE PERIMETER OF SAID PARCEL DESCRIBED AT RECEPTION NO. 2022051269 THE FOLLOWING FIVE (5) COURSES:

- 1) SOUTH 00'00'30" EAST, A DISTANCE OF 125.00 FEET;

1 2) SOUTH 89'59'30" WEST, A DISTANCE OF 11.95 FEET;  
2 3) NORTH 65'42'25" WEST, A DISTANCE OF 135.80 FEET TO A POINT OF NON-  
3 TANGENT CURVATURE;  
4 4) ALONG THE ARC OF SAID CURVE TO THE LEFT AN ARC LENGTH OF 203.28  
5 FEET, SAID CURVE HAVING A RADIUS OF 492.81 FEET, A CENTRAL ANGLE OF  
6 23'38'01", AND A CHORD WHICH BEARS NORTH 77'32'51" WEST A CHORD  
7 DISTANCE OF 201.84 FEET;  
8 5) NORTH 00'58'13" EAST, A DISTANCE OF 69.57 FEET TO A POINT ON THE  
9 NORTH LINE OF WEST 14TH AVENUE EXTENDED WESTERLY;  
10 THENCE NORTH 89'59'30" EAST ALONG SAID EXTENSION AND ALONG SAID  
11 NORTH LINE, A DISTANCE OF 281.62 FEET TO THE SOUTHEAST CORNER OF  
12 LOT 4, BLOCK 3, BAKER'S SUBDIVISION;  
13 THENCE SOUTH 00'00'30" EAST, A DISTANCE OF 44.00 FEET TO THE  
14 NORTHWEST CORNER OF LOT 3, BLOCK 4, BAKER'S SUBDIVISION;  
15 THENCE NORTH 89'59'30" EAST ALONG THE NORTH LINE OF SAID LOT 3, A  
16 DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.  
17 SAID PARCEL CONTAINS 33,829 SQUARE FEET OR 0.78 ACRES, MORE OR  
18 LESS.

19  
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.** That this ordinance shall be recorded by the Manager of Community Planning and  
23 Development in the real property records of the Denver County Clerk and Recorder.

24 **[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]**

1 COMMITTEE APPROVAL DATE: June 25, 2025  
2 MAYOR-COUNCIL DATE: N/A  
3 PASSED BY THE COUNCIL: 08/04/2025  
4 Anurag P. Sandora - 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: June 26, 2025  
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.  
15  
16 Katie J. McLoughlin, Interim City Attorney  
17  
18 BY: Anshul Bagga, Assistant City Attorney DATE: 06/26/2025