

BY AUTHORITY

ORDINANCE NO. _____
SERIES OF 2020

COUNCIL BILL NO. CB20-1159
COMMITTEE OF REFERENCE:
Land Use, Transportation & Infrastructure

A BILL

For an ordinance changing the zoning classification for 3225 Denargo Street 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 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 C-MX-16, 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 I-B, UO-2 to C-MX-16, DO-7:

A PARCEL OF LAND LOCATED IN BLOCKS 10 AND 15 OF THE GARDEN ADDITION TO DENVER, TOGETHER WITH A VACATED PORTION OF WEST 32ND AVENUE, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 7, BLOCK 10, GARDEN ADDITION TO DENVER; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID BLOCK 10 EXTENDED, A DISTANCE OF 335.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF DENARGO STREET AS DESCRIBED IN ORDINANCE NO. 163-1949 OF THE DENVER COUNTY RECORDS;
THENCE ON A DEFLECTION ANGLE TO THE RIGHT OF 90 DEGREES 00 MINUTES 00 SECONDS ALONG SAID RIGHT-OF-WAY A DISTANCE OF 336.84 FEET TO A POINT ON THE EASTERLY LINE OF THE UNION PACIFIC RAILROAD PROPERTY;
THENCE ALONG THE EASTERLY LINE OF SAID UNION PACIFIC AND BURLINGTON NORTHERN RAILROAD PROPERTIES; THE FOLLOWING TWO (2) COURSES:

1) ON A DEFLECTION ANGLE TO THE RIGHT OF 128 DEGREES 07 MINUTES 12 SECONDS A DISTANCE OF 235.17 FEET TO A POINT ON A CURVE NON-TANGENT TO THE PRESENT COURSE;

2) THENCE ON A DEFLECTION ANGLE TO THE RIGHT OF 00 DEGREES 21 MINUTES 12 SECONDS TO THE TANGENT OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 28 DEGREES 23 MINUTES 10 SECONDS, A RADIUS OF 496.44 FEET AND AN ARC LENGTH OF 245.95 FEET TO THE POINT OF BEGINNING,

EXCEPTING THEREFROM THAT PORTION CONVEYED TO METRO WASTEWATER RECLAMATION DISTRICT IN WARRANTY DEED RECORDED MARCH 4, 1996 AT RECEPTION NO. 9600027292,

CITY AND COUNTY OF DENVER,
STATE OF COLORADO

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

COMMITTEE APPROVAL DATE: October 27, 2020

MAYOR-COUNCIL DATE: November 3, 2020

PASSED BY THE COUNCIL: _____ December 14, 2020

Stacie Filmore - PRESIDENT

APPROVED: *[Signature]* - MAYOR _____ Dec 15, 2020

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

NOTICE PUBLISHED IN THE DAILY JOURNAL: _____ ; _____

PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: November 12, 2020

Pursuant to Section 13-12, 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.

Kristin M. Bronson, Denver City Attorney

BY: *Kristin M. Bronson*, Assistant City Attorney DATE: Nov 10, 2020