

BY AUTHORITY

ORDINANCE NO. _____
SERIES OF 2020

COUNCIL BILL NO. CB19-1381
COMMITTEE OF REFERENCE:
Land Use, Transportation & Infrastructure

A BILL

**For an ordinance changing the zoning classification for 2060 West Colfax 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, furthers the public health, safety and general welfare of the City, will result in regulations and restrictions that are uniform within the C-MX-8 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-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 ALL OF LOTS 4 THROUGH 7, INCLUSIVE, BLOCK 7, BAKER’S VILLA; ALL OF LOTS 4 THROUGH 7, INCLUSIVE BLOCK 3, BAKER’S SUBDIVISION; AND A PORTION OF 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, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 4, BLOCK 7, BAKER’S VILLA; THENCE SOUTH 00°00’30” EAST ALONG THE EAST LINE OF SAID BLOCK 7 AND THE EAST LINE OF SAID LOT 4, BLOCK 3, A DISTANCE OF 380.00 FEET TO THE NORTH LINE OF WEST 14TH AVENUE; THENCE SOUTH 89°59’30” WEST ALONG SAID NORTH LINE, A DISTANCE OF 281.62 FEET TO THE EAST LINE OF THE PARCEL DESCRIBED AT RECEPTION NO. 20000168407; THENCE ALONG SAID EAST LINE AND THE EAST LINE OF THE PARCEL DESCRIBED AT RECEPTION NO. 2002010721 THE FOLLOWING TWO COURSES;
1) NORTH 06°28’30” EAST, A DISTANCE OF 168.15 FEET;

1 2) NORTH 12053'07" EAST, A DISTANCE OF 223.42 FEET TO THE SOUTH LINE OF
2 WEST COLFAX AVENUE;
3 THENCE ALONG SAID SOUTH LINE THE FOLLOWING TWO (2) COURSES:
4 SOUTH 69°09'35" EAST, A DISTANCE OF 13.67 FEET;
5 NORTH 89°59'30" EAST, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING,
6 CITY AND COUNTY OF DENVER, STATE OF COLORADO.
7

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

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

12 COMMITTEE APPROVAL DATE: December 17, 2019

13 MAYOR-COUNCIL DATE: December 24, 2019 by Consent

14 PASSED BY THE COUNCIL: _____

15 _____ - PRESIDENT

16 APPROVED: _____ - MAYOR _____

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

20 NOTICE PUBLISHED IN THE DAILY JOURNAL: _____; _____

21 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: January 9, 2020

22 Pursuant to Section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the office of
23 the City Attorney. We find no irregularity as to form and have no legal objection to the proposed
24 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to
25 § 3.2.6 of the Charter.

26 Kristin M. Bronson, Denver City Attorney

27 BY: _____, Assistant City Attorney DATE: _____