

**BY AUTHORITY**

ORDINANCE NO. \_\_\_\_\_  
SERIES OF 2024

COUNCIL BILL NO. CB24-0663  
COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

**A BILL**

**For an ordinance changing the zoning classification for 1055 Clermont Street in Hale.**

**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-12 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 CMP-H, UO-3.
- b. It is proposed that the land area hereinafter described be changed to C-MX-12.

**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 CMP-H, UO-3 to C-MX-12:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE CENTER-WEST SIXTEENTH CORNER OF SAID SECTION 6, AS MONUMENTED BY A FOUND 3-1/4" ALUMINUM CAP, STAMPED "AZTEC CONSULTANTS INC. 2013 PLS 38064", IN RANGE BOX, WHENCE THE CENTER QUARTER CORNER OF SAID SECTION 6, AS MONUMENTED BY A 3-1/4" ALUMINUM CAP, STAMPED "AZTEC CONSULTANTS INC. 2005 LS 36580", IN RANGE BOX, BEARS N 89°54'29" E, A DISTANCE OF 1330.10 FEET, FORMING THE BASIS OF BEARINGS USED IN THIS DESCRIPTION;

THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 6,  
N 89°54'29" E, A DISTANCE OF 55.88 FEET;  
THENCE DEPARTING SAID NORTH LINE, S 00°03'40" W, A DISTANCE OF 161.31 FEET;  
THENCE S00°00'00"E, A DISTANCE OF 15.22 FEET;  
THENCE N90°00'00"W, A DISTANCE OF 178.69 FEET;

1 THENCE S00°00'00"E, A DISTANCE OF 3.79 FEET;  
2 THENCE N90°00'00"W, A DISTANCE OF 6.20 FEET;  
3 THENCE S00°00'00"E, A DISTANCE OF 102.00 FEET;  
4 THENCE N90°00'00"W, A DISTANCE OF 19.00 FEET;  
5 THENCE S00°00'00"E, A DISTANCE OF 26.25 FEET;  
6 THENCE N90°00'00"E, A DISTANCE OF 7.88 FEET;  
7 THENCE S00°00'00"E, A DISTANCE OF 57.10 FEET;  
8 THENCE N90°00'00"E, A DISTANCE OF 39.00 FEET;  
9 THENCE S00°00'00"E, A DISTANCE OF 215.48 FEET;  
10 THENCE N90°00'00"E, A DISTANCE OF 411.28 FEET TO A POINT ON THE WEST RIGHT-OF-WAY  
11 LINE OF CLERMONT STREET;  
12 THENCE ALONG SAID WEST RIGHT-OF-WAY LINE S 00°07'39" E, A DISTANCE OF 80.92 FEET  
13 TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTH HALF OF THE  
14 SOUTHWEST QUARTER OF SAID SECTION 6;  
15 THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE AND ALONG SAID SOUTH LINE S  
16 89°58'46" W, A DISTANCE OF 320.10 FEET TO A POINT ON THE WEST LINE OF VACATED BIRCH  
17 STREET AND EAST LINE OF PARCEL DESCRIBED IN BOOK 2250, PAGE 221 AND RESOLUTION  
18 2008-0146;  
19 THENCE ALONG THE EAST AND NORTH LINE OF SAID PARCEL THE FOLLOWING TWO (2)  
20 COURSES:  
21 1 )N 00°04'06" W, A DISTANCE OF 31.00 FEET;  
22 2) S 89°58'46" W, A DISTANCE OF 284.82 FEET;  
23 THENCE N 00°03'40" E, A DISTANCE OF 630.74 FEET TO A POINT ON THE NORTH LINE OF THE  
24 SOUTHWEST QUARTER OF SAID SECTION 6;  
25 THENCE ALONG SAID NORTH LINE N 89°54'29" E, A DISTANCE OF 294.12 FEET TO THE **POINT**  
26 **OF BEGINNING**.

27  
28 CONTAINING AN AREA OF 173,666 SQ. FT. OR 3.9868 ACRES, MORE OR LESS  
29 in addition thereto, those portions of all abutting public rights-of-way, but only to the centerline  
30 thereof, which are immediately adjacent to the aforesaid specifically described area.

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

1 COMMITTEE APPROVAL DATE: May 21, 2024

2 MAYOR-COUNCIL DATE: May 28, 2024

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

4 \_\_\_\_\_ - 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 6, 2024

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 Kerry Tipper, Denver City Attorney

17  
18 BY: \_\_\_\_\_, Assistant City Attorney DATE: \_\_\_\_\_