

1 **BY AUTHORITY**

2 ORDINANCE NO. _____
3 SERIES OF 2017

COUNCIL BILL NO. CB16-1193
COMMITTEE OF REFERENCE:
Land Use, Transportation & Infrastructure

5 **A BILL**

6 **For an ordinance changing the zoning classification for 2099 and 2101 31st Street.**

7 **WHEREAS**, the City Council has determined, based on evidence and testimony presented
8 at the public hearing, that the map amendment set forth below conforms with applicable City laws,
9 is consistent with the City’s adopted plans, furthers the public health, safety and general welfare of
10 the City, will result in regulations and restrictions that are uniform within the I-MX-8 district, is justified
11 by one of the circumstances set forth in Section 12.4.10.8 of the Denver Zoning Code, and is
12 consistent with the neighborhood context and the stated purpose and intent of the proposed zone
13 district;

14 **NOW THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE CITY AND COUNTY OF**
15 **DENVER:**

16 **Section 1.** That upon consideration of a change in the zoning classification of the land area
17 hereinafter described, Council finds:

- 18 a. The land area hereinafter described is presently classified as I-B, UO-2.
- 19 b. It is proposed that the land area hereinafter described be changed to I-MX-8.

20 **Section 2.** That the zoning classification of the land area in the City and County of Denver
21 described as follows shall be and hereby is changed from I-B, UO-2 to I-MX-8:

22 **Legal Description**

23 **2099 31st Street**

24 Parcel Description

25 A PARCEL OF LAND BEING A PORTION OF THE LANDS DESCRIBED AT
26 RECEPTION NO. 2000027221 AS FILED IN THE CITY AND COUNTY OF DENVER
27 CLERK AND RECORDER'S OFFICE; SITUATED IN THE SOUTHEAST QUARTER
28 OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH
29 PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO
30 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

31
32 COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 22;
33 THENCE N46°52'07"E A DISTANCE OF 1212.37 FEET TO THE SOUTH CORNER
34 OF THE LANDS DESCRIBED AT RECEPTION NO. 2007105376 AS FILED IN THE
35 CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE; SAID
36 POINT BEING THE POINT OF BEGINNING; THENCE S45°22'00"W, ALONG THE
37 SOUTHEASTERLY BOUNDARY OF THE LANDS DESCRIBED AT SAID

1 RECEPTION NO. 2000027221, A DISTANCE OF 210.17 FEET; THENCE
2 N44°40'54"W A DISTANCE OF 175.51 FEET TO A POINT ON THE
3 SOUTHEASTERLY BOUNDARY OF THE LANDS DESCRIBED AT RECEPTION NO.
4 2014091398 AS FILED IN THE CITY AND COUNTY OF DENVER CLERK AND
5 RECORDER'S OFFICE; THENCE ALONG THE SOUTHEASTERLY BOUNDARY OF
6 THE LANDS DESCRIBED AT SAID RECEPTION NO. 2014091398 THE
7 FOLLOWING TWO (2) COURSES;

8
9 1) THENCE N45°22'00"E A DISTANCE OF 92.29 FEET;

10
11 2) THENCE N37°24'22"E A DISTANCE OF 119.01 FEET TO A POINT ON THE
12 SOUTHWESTERLY BOUNDARY OF THE LANDS DESCRIBED AT SAID
13 RECEPTION NO. 2007105376;

14
15 THENCE S44°40'54"E, ALONG THE SOUTHWESTERLY BOUNDARY OF THE
16 LANDS DESCRIBED AT SAID RECEPTION NO. 2007105376, A DISTANCE OF
17 192.01 FEET TO THE POINT OF BEGINNING;

18
19 SAID PARCEL CONTAINS 37,858 SQUARE FEET, 0.869 ACRES, MORE OR LESS.

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.

Legal Description

2101 31st Street #B

PARCEL DESCRIPTION

26 THAT PORTION OF WESTON ADDITION AND A PART OF THE SOUTH HALF OF
27 SECTION 22, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL
28 MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO,
29 DESCRIBED AS FOLLOWS:
30

31
32 COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST ONE-
33 QUARTER OF SECTION 22, THENCE NORTH 00°06'45" EAST, A DISTANCE OF
34 35.60 FEET TO A POINT LYING 200.00 FEET SOUTHEASTERLY AT RIGHT
35 ANGLES TO THE SOUTHEASTERLY LINE OF THE BURLINGTON AND
36 NORTHERN INC. RAILROAD RIGHT-OF-WAY; THENCE NORTH 45°22'00" EAST,
37 PARALLEL WITH SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF
38 106.11 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF
39 31ST STREET AND THE POINT OF BEGINNING; THENCE NORTH 45°04'17"
40 WEST, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF
41 200.01 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF
42 BURLINGTON NORTHERN INC. RAILROAD; THENCE NORTH 45°22'00" EAST
43 ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1918.89
44 FEET TO THE MOST NORTHERLY CORNER OF WESTON ADDITION; THENCE
45 RUNNING ALONG THE BOUNDARY OF SAID WESTON ADDITION THE NEXT
46 TWO (2) COURSES:

47
48 1) SOUTH 66°53'38" EAST, A DISTANCE OF 27.12 FEET;

1 2) SOUTH 00°05'04" EAST, A DISTANCE OF 747.00 FEET TO THE
2 SOUTHEASTERLY CORNER OF SAID WESTON ADDITION;
3 THENCE NORTH 44°38'00" WEST, A DISTANCE OF 300.44 FEET; THENCE
4 SOUTH 45°22'00" WEST, A DISTANCE OF 1153.01 FEET; THENCE NORTH
5 44°38'00" WEST, A DISTANCE OF 16.67 FEET; THENCE SOUTH 45°22'00" WEST,
6 A DISTANCE OF 250.28 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-
7 OF-WAY LINE OF SAID 31ST STREET; THENCE NORTH 45°04'17" WEST ALONG
8 SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 40.33 FEET TO
9 THE POINT OF BEGINNING.

10
11 EXCEPT THAT PORTION CONVEYED IN SPECIAL WARRANTY DEED
12 RECORDED JULY 3, 2001 AT RECEPTION NO. 2001108980,

13
14 EXCEPT THAT PORTION CONVEYED IN SPECIAL WARRANTY DEED
15 RECORDED JULY 6, 2007 AT RECEPTION NO. 2007105376,

16
17 EXCEPT THAT PORTION CONVEYED IN BARGAIN AND SALE DEED RECORDED
18 JULY 31, 2014 AT RECEPTION NO. 2014091398,

19
20 EXCEPT THAT PORTION CONVEYED IN BARGAIN AND SALE DEED RECORDED
21 APRIL 13, 2015 AT RECEPTION NO. 2015046921,

22
23 EXCEPT THAT PORTION CONVEYED IN BARGAIN AND SALE DEED RECORDED
24 DECEMBER 11, 2015 AT RECEPTION NO. 2015172030,

25
26 CITY AND COUNTY OF DENVER, STATE OF COLORADO.

27
28 CONTAINING 137,245 SQUARE FEET OR 3.151 ACRES MORE OR LESS.

29
30 in addition thereto those portions of all abutting public rights-of-way, but only to the centerline
31 thereof, which are immediately adjacent to the aforesaid specifically described area.

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

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