

BY AUTHORITY

ORDINANCE NO. _____
SERIES OF 2015

COUNCIL BILL NO. CB15-0775
COMMITTEE OF REFERENCE:
Neighborhoods & Planning

A BILL

For an ordinance changing the zoning classification for 2901 Grove Street, 2921 Grove Street, 2890 Hazel Court, and 3120 West 29th Avenue.

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 CMP-EI2 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:

1. That the land area hereinafter described is presently classified as U-SU-B; and U-TU-C.
2. That the Owner proposes that the land area hereinafter described be changed to CMP-EI2.

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 U-SU-B; and U-TU-C to CMP-EI2:

LEGAL DESCRIPTION – 2901 GROVE ST

ALL THAT PARCEL OF LAND BEING THE EAST 164.65 FEET OF LOTS 26 & 27, BLOCK 31, HIGHLAND PARK, LOCATED IN THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, AND BEING MORE DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 27;
THENCE N89°48'17"W 164.65 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 27;

1 THENCE N00°11'43"E 100.00 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 26;
2
3 THENCE S89°48'17"E 164.65 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 26;
4
5 THENCE S00°11'43"W 100.00 FEET, TO THE POINT OF BEGINNING.

6
7 CONTAINING 16,465 SQUARE FEET OR 0.378 ACRES, MORE OR LESS.

8
9 BEARINGS USED HEREIN ARE BASED ON THE 20' RANGE LINE ON HAZEL COURT,
10 BETWEEN W. 29TH AVE AND WEST 28TH AVE. ALONG HAZEL COURT, BEING S00°04'08"W
11 AS MEASURED WITH GPS USING THE CITY AND COUNTY OF DENVER CONTROL
12 COORDINATES, AS MONUMENTED AT WEST 29TH AVE BY A STONE WITH A CROSS IN
13 RANGE BOX, AND MONUMENTED AT WEST 28TH AVE BY A STONE WITH A CROSS IN
14 RANGE BOX.

15
16 in addition thereto those portions of all abutting public rights-of-way, but only to the
17 centerline thereof, which are immediately adjacent to the aforesaid specifically described
18 area.

19

20 **LEGAL DESCRIPTION – 2921 GROVE ST**

21

22 ALL THAT PARCEL OF LAND BEING THE EAST 164.65 FEET OF LOT 25, BLOCK 31,
23 HIGHLAND PARK, LOCATED IN THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 29,
24 TOWNSHIP 3 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY AND
25 COUNTY OF DENVER, STATE OF COLORADO, AND BEING MORE DESCRIBED AS
26 FOLLOWS:

27

28 BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 25

29

30 THENCE N89°48'17"W 164.65 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 25;

31

32 THENCE N00°11'43"E 50.00 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 25;

33

34 THENCE S89°48'17"E 164.65 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 25;

35

36 THENCE S00°11'35"W 50.00 FEET, TO THE POINT OF BEGINNING.

37

38 CONTAINING 8,233 SQUARE FEET OR 0.189 ACRES, MORE OR LESS.

39

40
41 BEARINGS USED HEREIN ARE BASED ON THE 20' RANGE LINE ON HAZEL COURT,
42 BETWEEN W. 29TH AVE AND WEST 28TH AVE. ALONG HAZEL COURT, BEING S00°04'08"W
43 AS MEASURED WITH GPS USING THE CITY AND COUNTY OF DENVER CONTROL
44 COORDINATES, AS MONUMENTED AT WEST 29TH AVE BY A STONE WITH A CROSS IN
45 RANGE BOX, AND MONUMENTED AT WEST 28TH AVE BY A STONE WITH A CROSS IN
46 RANGE BOX.

47

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

4 **LEGAL DESCRIPTION – 2890 HAZEL CT.**
5

6 ALL THAT PARCEL OF LAND BEING ALL OF LOTS 23, 24 AND THE WEST HALF OF LOT 22,
7 BLOCK 2, KENNEDYS ADDITION TO THE TOWN OF HIGHLANDS, EXCEPT FOR THE
8 SOUTHERLY 42.79 FEET THEREOF, LOCATED IN THE SOUTHWEST ONE-QUARTER
9 (SW1/4) OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL
10 MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, AND BEING MORE
11 DESCRIBED AS FOLLOWS:
12

13 BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 24;
14
15 THENCE S89°48'17"E 65.50 FEET TO THE NORTHEASTERLY CORNER OF THE WEST HALF
16 OF SAID LOT 22;
17
18 THENCE S00°04'14"W 135.48 FEET;
19
20 THENCE N89°50'34"W 65.53 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 24,
21 BEING 42.79 FEET DISTANT FROM THE SOUTHWESTERLY CORNER OF SAID LOT 24;
22
23 THENCE N00°04'51"E 135.53 FEET, TO THE POINT OF BEGINNING.
24
25 CONTAINING 8,878 SQUARE FEET OR 0.204 ACRES, MORE OR LESS.
26

27
28 BEARINGS USED HEREIN ARE BASED ON THE 20' RANGE LINE ON HAZEL COURT,
29 BETWEEN W. 29TH AVE AND WEST 28TH AVE. ALONG HAZEL COURT, BEING S00°04'08"W
30 AS MEASURED WITH GPS USING THE CITY AND COUNTY OF DENVER CONTROL
31 COORDINATES, AS MONUMENTED AT WEST 29TH AVE BY A STONE WITH A CROSS IN
32 RANGE BOX, AND MONUMENTED AT WEST 28TH AVE BY A STONE WITH A CROSS IN
33 RANGE BOX.
34

35 in addition thereto those portions of all abutting public rights-of-way, but only to the centerline
36 thereof, which are immediately adjacent to the aforesaid specifically described area.
37

38 **LEGAL DESCRIPTION – 3120 W 29TH AVE**
39

40 ALL THAT PARCEL OF LAND BEING ALL OF LOTS 20, 21, THE WEST HALF OF LOT 19 AND
41 THE EAST HALF OF LOT 22, AND THE SOUTHERLY 42.79 FEET OF LOTS 23, 24 AND THE
42 WEST HALF OF LOT 22, BLOCK 2, KENNEDYS ADDITION TO THE TOWN OF HIGHLANDS,
43 LOCATED IN THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION 29, TOWNSHIP 3
44 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF
45 DENVER, STATE OF COLORADO, AND BEING MORE DESCRIBED AS FOLLOWS:
46

1 COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 24;
2
3 THENCE S89°48'17"E 65.50 FEET TO THE POINT OF BEGINNING AT THE NORTHWESTERLY
4 CORNER OF THE EAST HALF OF LOT 22;
5
6
7 THENCE S89°48'17"E 75.00 FEET TO THE NORTHEASTERLY CORNER OF THE WEST HALF
8 OF SAID LOT 19;
9
10 THENCE S00°03'31"W 178.22 FEET TO THE SOUTHEASTERLY CORNER OF THE WEST
11 HALF OF SAID LOT 19;
12
13 THENCE N89°50'33"W 140.58 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 24;
14
15 THENCE N00°04'51"E 42.79 FEET;
16
17 THENCE S89°50'34"E 65.53 FEET;
18
19 THENCE N00°04'14"E 135.48 FEET, TO THE POINT OF BEGINNING.
20
21 CONTAINING 16,177 SQUARE FEET OR 0.371 ACRES, MORE OR LESS.

22
23
24 BEARINGS USED HEREIN ARE BASED ON THE 20' RANGE LINE ON HAZEL COURT,
25 BETWEEN W. 29TH AVE AND WEST 28TH AVE. ALONG HAZEL COURT, BEING S00°04'08"W
26 AS MEASURED WITH GPS USING THE CITY AND COUNTY OF DENVER CONTROL
27 COORDINATES, AS MONUMENTED AT WEST 29TH AVE BY A STONE WITH A CROSS IN
28 RANGE BOX, AND MONUMENTED AT WEST 28TH AVE BY A STONE WITH A CROSS IN
29 RANGE BOX.

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

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

35
36
37 **[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]**
38
39
40
41
42
43

1 COMMITTEE APPROVAL DATE: October 28, 2015.

2 MAYOR-COUNCIL DATE: November 3, 2015.

3 PASSED BY THE COUNCIL: _____, 2015

4 _____ - PRESIDENT

5 APPROVED: _____ - MAYOR _____, 2015

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

9 NOTICE PUBLISHED IN THE DAILY JOURNAL: _____, 2015; _____, 2015

10 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: November 5, 2015

11

12 Pursuant to Section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the office of
13 the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed
14 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to
15 § 3.2.6 of the Charter.

16 D. Scott Martinez, Denver City Attorney

17 BY: _____, Assistant City Attorney DATE: _____, 2015