

**BY AUTHORITY**

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

COUNCIL BILL NO. CB24-1588  
COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

**A BILL**

**For an ordinance changing the zoning classification for 950 & 970 North Federal Boulevard in Sun Valley.**

**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 E-MX-3, and E-MX-3, UO-1, UO-2.
- 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 E-MX-3, and E-MX-3, UO-1, UO-2 to C-MX-8:

PARCEL I:

Lots 31 to 36 and the North 1/2 of vacated alley South of and adjoining said Lots and the South 1/2 of vacated Mulberry Place North of and adjoining said Lots, Except any portion of said Street and Alley lying West of a line 20 feet East of the East line of Federal Blvd., Block 16, SOUTH FAIRVIEW, City and County of Denver, State of Colorado.

PARCEL II:

Part of Lots 37 through 44, and vacated North half of West Mulberry Place, Block 15, SOUTH

1 FAIRVIEW, more particularly described as follows:  
2 Commencing at the Northeast corner of said Lot 44;  
3 thence South along the East line of said Lot 44, a distance of 3.00 feet to the POINT OF  
4 BEGINNING; thence continuing South along the East line of said Lot 44, a distance of 152.04 feet  
5 to a point on the centerline of vacated West Mulberry Place;  
6 thence West along the centerline of vacated West Mulberry Place, a distance of 190.04 feet to a  
7 point on the East line of a parcel of land on file and recorded at Reception No. 9700059864 in the  
8 Office of the Denver Clerk and Recorder; thence North along the East line of said Reception No.  
9 970059864, a distance of 110.48 feet;  
10 thence on a horizontal angle to the Left of 83°33'58", a distance of 78.68;  
11 thence on a horizontal angle to the Right of 131°32'30", a distance of 44.90 feet;  
12 thence on a horizontal angle to the Right of 136°00'36", a distance of 12.16 feet;  
13 thence on a horizontal angle to the Left of 89°45'33", a distance of 80.24 feet to the POINT OF  
14 BEGINNING,  
15 City and County of Denver,  
16 State of Colorado.

17  
18 Except that portion deeded to the City and County of Denver in Warranty Deed recorded July 11,  
19 2016 at Reception No. 2016091168.

20  
21 Also Described as follows:  
22 Part of Lots 38 through 44, and vacated North Half of West Mulberry Place, Block 15, South  
23 Fairview, more particularly described as follows:  
24 COMMENCING at the Northeast corner of said Lot 44;  
25 thence South along the East line of said Lot, 3.00 feet to the POINT OF BEGINNING;  
26 thence continuing S00°00'10"W, along said East line of said Lot 44, 152.04 feet to a point on the  
27 centerline of vacated West Mulberry Place;  
28 thence N89°42'45"W, along the centerline of vacated West Mulberry Place, 171.04 feet;  
29 thence N00°00'10"E, 109.74 feet;  
30 thence S87°30'24"E, 59.64 feet;  
31 thence N44°02'06"E, 44.90 feet;  
32 thence N00°02'06"E, 12.16 feet;  
33 thence S89°42'45"E, 80.24 feet to the POINT OF BEGINNING,  
34 City and County of Denver,  
35 State of Colorado

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

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

1 COMMITTEE APPROVAL DATE: November 13, 2024

2 MAYOR-COUNCIL DATE: November 19, 2024

3 PASSED BY THE COUNCIL: January 6, 2025

4 Diana Romero Campbell - PRESIDENT  
Diana Romero Campbell (Jan 7, 2025 10:58 MST)

5 APPROVED: Michael C. Johnston - MAYOR 01/08/2025  
Michael C. Johnston (Jan 8, 2025 14:14 MST)

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: December 5, 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

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18 BY: Anshul Bagga, Assistant City Attorney DATE: Dec 5, 2024