

**BY AUTHORITY**

ORDINANCE NO. \_\_\_\_\_  
SERIES OF 2020

COUNCIL BILL NO. CB20-0694  
COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

**A BILL**

**For an ordinance changing the zoning classification for 4855, 4856, 4876 and 4900 Sherman Street, 4824 Lincoln Street, 4877, 4901 and 4978 Grant Street, 5000, 5001 and 5021 Logan Street in Globeville.**

**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 OS-A 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-SU-D and I-MX-3.
- b. It is proposed that the land area hereinafter described be changed to OS-A.

**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-SU-D and I-MX-3 to OS-A:

Fractional Lots 33 and 34, except a 10 foot sewer easement to the City and County of Denver, parallel with and adjoining the Northwesterly line of the Colorado and Southern Railway right of way, and Lots 35 to 40 inclusive, all in Block 8, Plattefarm; City and County of Denver, State of Colorado.

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

Lots 10 Through 13 Inclusive, Block 9, Plattefarm, City and County of Denver, State of Colorado.

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

Lots 1 to 9 Inclusive, Block 9, Plattefarm, City and County of Denver, State of Colorado.

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

3 Lots 20 to 24 Inclusive, Block 2, Plattefarm, City and County of Denver, State of  
4 Colorado.

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

7 Those parts of Lots 18, 19 and 20, Block 8, Plattefarm, lying North of a line extending from a  
8 point on the West line of said Block and 31.62 feet South of the Northwest Corner of said  
9 Lot 20 to a point on the West line of the alley in said Block and 15.74 feet South of the North  
10 line of said Lot 18; City and County of Denver, State of Colorado.

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

13 Lots 38 Through 48 Inclusive, Block 9, Plattefarm, City and County of Denver, State of  
14 Colorado.

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

17 Lots 25 to 40, Inclusive, Block 2, Plattefarm, City and County of Denver, State of  
18 Colorado.

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

21 Lots 1, Block 1, excepting easement over North 15 feet thereof for sewer, and all of  
22 Lots 2 to 11 Inclusive, Block 1, Plattefarm, City and County of Denver, State of  
23 Colorado.

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

26 A portion of the S  $\frac{1}{2}$  NE  $\frac{1}{4}$  SE  $\frac{1}{4}$  of Section 15, Township 3 South, Range 68 West of  
27 the 6<sup>TH</sup> Principal Meridian, more particularly described as follows: Beginning at a point  
28 on the West boundary and 2.7 feet North of the Southwest corner of said S  $\frac{1}{2}$  NE  $\frac{1}{4}$  SE  
29  $\frac{1}{4}$ ; thence N 0°52'31" W, along the West boundary of said S  $\frac{1}{2}$  NE  $\frac{1}{4}$  SE  $\frac{1}{4}$ , 161.0 feet  
30 to a point; thence N26°46'29" E, 111.6 feet to a point on the West right-of-way boundary  
31 of the Colorado and Southern Railroad; thence Southerly along the West right-of-way  
32 boundary of the Colorado and Southern Railroad 162.5 feet to a point; thence S  
33 26°46'29" W, 111.0 feet more or less to the point of beginning. City and County of  
34 Denver, State of Colorado.

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.

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1 Lots 25 to 27 Inclusive, Block 2, King's Subdivision, City and County of Denver, State of  
2 Colorado.

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

5 Lots 28 Through 32 Inclusive, Block 2, King's Subdivision, City and County of Denver,  
6 State of Colorado.

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

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

11 COMMITTEE APPROVAL DATE: July 21, 2020

12 MAYOR-COUNCIL DATE: July 28, 2020

13 PASSED BY THE COUNCIL: \_\_\_\_\_  
14 \_\_\_\_\_ - PRESIDENT

15 APPROVED: \_\_\_\_\_ - MAYOR \_\_\_\_\_

16 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
17 EX-OFFICIO CLERK OF THE  
18 CITY AND COUNTY OF DENVER

19 NOTICE PUBLISHED IN THE DAILY JOURNAL: \_\_\_\_\_; \_\_\_\_\_

20 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: July 30, 2020

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

25 Kristin M. Bronson, Denver City Attorney

26 BY: Kristin J. Crawford, Assistant City Attorney DATE: Jul 29, 2020