

**BY AUTHORITY**

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

COUNCIL BILL NO. CB20-1127  
COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

**A BILL**

**For an ordinance changing the zoning classification for 2655 and 2659 Downing Street in Five Points.**

**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 U-MX-3 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 G-RO-3.
- b. It is proposed that the land area hereinafter described be changed to U-MX-3.

**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 G-RO-3 to U-MX-3:

That Part of Block 1, Case and Hawe's Re-subdivision of all of that part of Case Ebert's Addition to the City of Denver, lying Southeast of Block 80 and Northeast of Block 81, and all that part of Block 80, Case and Ebert's Addition to the City of Denver and 10 foot strip or outlot adjoining in Fisk's Addition to the City of Denver, All described as follows: Beginning 10 Feet East of Southeast corner of said Block 1, Case and Hawe's Re-subdivision; Thence North along the West line of Downing Street, 75 Feet; Thence West at Right angles 112.5 Feet; Thence South at Right angle with last mentioned line parallel with Downing Street to Northeast line of 29th Street; Thence Southeasterly along line of 29th Street to Francis Place; Thence East along South line of said Block 1, Case and Hawe's Re-subdivision to place of beginning.

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.

