

**BY AUTHORITY**

ORDINANCE NO. \_\_\_\_\_  
SERIES OF 2025

COUNCIL BILL NO. CB24-1312  
COMMITTEE OF REFERENCE:  
South Platte River

**A BILL**

**For an ordinance changing the zoning classification for 500, 501 and 551 Wazee Street in Auraria.**

**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, is in the public interest, 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 C-MX-8.
- b. It is proposed that the land area hereinafter described be changed to D-CPV-C.

**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 C-MX-8 to D-CPV-C:

**PARCEL 1:**

A TRACT OF LAND LOCATED IN BLOCK 258, WEST DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO, SAID TRACT BEING A PORTION OF LOTS 5, 6, 7, 8 AND 9, AND A PORTION OF THE VACATED ALLEY IN SAID BLOCK 258 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF SAID BLOCK 258, WHICH CORNER IS ALSO THE POINT OF INTERSECTION OF THE NORTHEASTERLY LINE OF 5TH STREET AND THE SOUTHEASTERLY LINE OF WAZEE STREET; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID BLOCK 258 AND ALONG THE SOUTHEASTERLY LINE OF WAZEE STREET, A DISTANCE OF 257.19 FEET TO A POINT ON A CURVE BEARING SOUTHERLY, THE CHORD OF SAID CURVE MAKING AN ANGLE OF 37°10' TO LAST DESCRIBED COURSE; THENCE SOUTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 474.21 FEET, A CENTRAL ANGLE OF 15°12'42", AN ARC DISTANCE OF 125.9 FEET TO THE POINT OF TANGENT OF SAID CURVE; THENCE SOUTHERLY ON TANGENT, A DISTANCE OF 87.28 FEET TO A POINT OF CURVE; THENCE SOUTHERLY ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 335.3 FEET, A CENTRAL ANGLE OF 14°37'59", AN ARC DISTANCE OF 85.63 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID BLOCK 258 150.36 FEET SOUTHEASTERLY FROM THE MOST WESTERLY CORNER OF SAID BLOCK 258; THENCE NORTHWESTERLY ALONG THE

1 SOUTHWESTERLY LINE OF SAID BLOCK 258, A DISTANCE OF 150.36 FEET, MORE OR LESS,  
2 TO THE POINT OF BEGINNING.

3  
4 EXCEPT ANY PORTION OF THE ABOVE DESCRIBED TRACT SITUATED IN BLOCK 258 THAT  
5 LIES WITHIN THAT PARCEL OF LAND DESCRIBED IN TRANSFER PARCEL NO. 20, PARCEL  
6 11 IN THAT DEED RECORDED DECEMBER 29, 1993 UNDER RECEPTION NO. 9300178419 IN  
7 THE RECORDS OF THE CITY AND COUNTY OF DENVER.  
8 CITY AND COUNTY OF DENVER, STATE OF COLORADO

9  
10 **PARCEL 2:**  
11 LOTS 11 AND 12, A PORTION OF LOT 10, BLOCK 259 AND ADJACENT VACATED STREETS  
12 AND ALLEYS, WEST DENVER, LOCATED WITHIN SECTION 33, TOWNSHIP 3 SOUTH, RANGE  
13 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF  
14 COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

15  
16 COMMENCING AT THE RANGE POINT LOCATED IN THE INTERSECTION OF WAZEE STREET  
17 AND 5<sup>TH</sup> STREET, WHENCE THE RANGE POINT LOCATED AT THE INTERSECTION OF  
18 WALNUT STREET AND 5<sup>TH</sup> STREET BEARS S 30°13'55" E, 477.52 FEET, WITH ALL BEARINGS  
19 CONTAINED HEREIN RELATIVE THERETO; THENCE ALONG SAID RANGE LINE S 30°13'55"  
20 E, 21.00 FEET TO THE CENTERLINE OF VACATED WAZEE STREET; THENCE ALONG SAID  
21 CENTERLINE N 59°54'22" E, 45.00 FEET TO THE POINT OF BEGINNING, BEING A POINT  
22 ALONG THE CENTERLINE OF VACATED WAZEE STREET AND THE EXTENDED WESTERLY  
23 LINE OF BLOCK 259; THENCE N 30°13'55" W, 205.65 FEET ALONG THE EXTENDED  
24 WESTERLY LINE OF SAID BLOCK 259 TO THE CENTERLINE OF THE VACATED ALLEY, PER  
25 ORDINANCE NUMBER 176, SERIES 2004; THENCE ALONG SAID CENTERLINE THE  
26 FOLLOWING THREE (3) COURSES:

- 27  
28 1. N 59°54'22" E, 97.52 FEET;  
29 2. THENCE N 35°45'58" E, 10.39 FEET;  
30 3. THENCE N 59°54'22" E, 33.28 FEET; TO THE CENTERLINE OF THE VACATED ALLEY,  
31 PER ORDINANCE NO. 176 SERIES 2004.

32  
33 THENCE S 30°13'20" E, 209.90 FEET ALONG SAID CENTERLINE EXTENDED TO THE  
34 CENTERLINE OF VACATED WAZEE STREET; THENCE S 59°54'22" W, 104.26 FEET ALONG  
35 SAID CENTERLINE TO THE TRUE POINT OF BEGINNING, CONTAINING 0.66 ACRES MORE  
36 OR LESS.

37  
38 **PARCEL 3:**  
39 LOTS 1, 2, 3 AND THE SOUTHEASTERLY 41 FEET OF LOT 4,  
40 BLOCK 259, WEST DENVER  
41 TOGETHER WITH THOSE PORTIONS OF 6TH STREET AND ALLEY OF BLOCK 259, WEST  
42 DENVER, APPURTENANT TO LOTS DESCRIBED HEREIN UNDER ORDINANCE OF VACATION  
43 NO. 750 SERIES 1997 RECORDED NOVEMBER 7, 1997 AT RECEPTION NO. 9700150821.  
44 CITY AND COUNTY OF DENVER, STATE OF COLORADO.

45  
46  
47 TOGETHER WITH:  
48

1 VACATED WAZEE STREET IMMEDIATELY ADJACENT TO SAID PARCELS AS VACATED IN  
2 ORDINANCE NO. 176, SERIES OF 2004 RECORDED APRIL 20, 2004 AT RECEPTION NO.  
3 2004093187.

4  
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 **Section 3.** That this ordinance shall be recorded by the Manager of Community Planning and  
8 Development in the real property records of the Denver County Clerk and Recorder.

9 COMMITTEE APPROVAL DATE: February 12, 2025

10 MAYOR-COUNCIL DATE: February 18, 2025

11 PASSED BY THE COUNCIL: 04/14/2025

12 *Amursh P. Sandora* - PRESIDENT

13 APPROVED: \_\_\_\_\_ - MAYOR \_\_\_\_\_

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

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

18 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: February 20, 2025

19 Pursuant to Section 13-9, D.R.M.C., this proposed ordinance has been reviewed by the office of  
20 the City Attorney. We find no irregularity as to form and have no legal objection to the proposed  
21 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to  
22 § 3.2.6 of the Charter.

23  
24 Katie J. McLoughlin, Interim City Attorney

25  
26 BY: *Anshul Bagga*, Assistant City Attorney DATE: Feb 20, 2025