

1 **BY AUTHORITY**

2 ORDINANCE NO. \_\_\_\_\_  
3 SERIES OF 2021

COUNCIL BILL NO. CB21-0759  
COMMITTEE OF REFERENCE:  
4 Land Use, Transportation & Infrastructure

5 **A BILL**

6 **For an ordinance changing the zoning classification for 2569 South Federal**  
7 **Boulevard in Harvey Park.**

8 **WHEREAS**, the City Council has determined, based on evidence and testimony presented at  
9 the public hearing, that the map amendment set forth below conforms with applicable City laws, is  
10 consistent with the City’s adopted plans, furthers the public health, safety and general welfare of the  
11 City, will result in regulations and restrictions that are uniform within the S-MU-5 district, is justified  
12 by one of the circumstances set forth in Section 12.4.10.8 of the Denver Zoning Code, and is  
13 consistent with the neighborhood context and the stated purpose and intent of the proposed zone  
14 district;

15 **NOW THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE CITY AND COUNTY OF**  
16 **DENVER:**

17 **Section 1.** That upon consideration of a change in the zoning classification of the land area  
18 hereinafter described, Council finds:

- 19 a. The land area hereinafter described is presently classified as S-SU-D.
- 20 b. It is proposed that the land area hereinafter described be changed to S-MU-5.

21 **Section 2.** That the zoning classification of the land area in the City and County of Denver  
22 described as follows shall be and hereby is changed from S-SU-D to S-MU-5:

23 A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED AND CONVEYED IN  
24 THAT CERTAIN DEED RECORDED DECEMBER 15, 1950 IN BOOK 6846 AT PAGE 213,  
25 LYING WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 29, TOWNSHIP 4  
26 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY & COUNTY OF  
27 DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

28 BEGINNING AT THE POINT OF INTERSECTION OF THE WEST LINE OF SOUTH  
29 FEDERAL BOULEVARD AND THE NORTH LINE OF WEST VASSAR AVE., WHICH  
30 POINT OF INTERSECTION IS 50' WEST AND 1289.96 FEET NORTH OF THE  
31 SOUTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF SECTION 29, T. 4 S.,  
32 R. 68 W.;

33 THENCE ALONG SAID NORTH LINE OF SAID WEST VASSAR AVE. AND ALONG THE  
34 EXTERIOR BOUNDARY OF SAID PARCEL, SOUTH 89°22'00" WEST, 234.12 TO A  
35 POINT;

1 THENCE LEAVING SAID NORTH LINE AND SAID EXTERIOR BOUNDARY, NORTH  
2 00°38'00" WEST, 28.00 FEET TO A POINT;  
3  
4 THENCE NORTH 89°22'00" EAST, 23.77 FEET TO A POINT;  
5  
6 THENCE NORTH 00°02'52" EAST, 161.92 FEET TO A POINT;  
7  
8 THENCE SOUTH 89°57'08" EAST, 210.52 FEET TO A POINT ON SAID WEST LINE OF  
9 SOUTH FEDERAL BLVD. AND SAID EXTERIOR BOUNDARY;  
10  
11 THENCE ALONG SAID WEST LINE AND SAID EXTERIOR BOUNDARY, SOUTH  
12 00°00'02" WEST, 187.42 FEET TO THE POINT OF BEGINNING.  
13

14 CONTAINING: ±40,393 SQ. FT. OR ±0.927 ACRES OF LAND.

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

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

20 COMMITTEE APPROVAL DATE: July 27, 2021

21 MAYOR-COUNCIL DATE: August 3, 2021

22 PASSED BY THE COUNCIL: \_\_\_\_\_

23 \_\_\_\_\_ - PRESIDENT

24 APPROVED: \_\_\_\_\_ - MAYOR \_\_\_\_\_

25 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
26 EX-OFFICIO CLERK OF THE  
27 CITY AND COUNTY OF DENVER

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

29 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: August 5, 2021

30 Pursuant to section 13-9, D.R.M.C., this proposed ordinance has been reviewed by the office of  
31 the City Attorney. We find no irregularity as to form and have no legal objection to the proposed  
32 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to  
33 § 3.2.6 of the Charter.

34 Kristin M. Bronson, Denver City Attorney

35 BY: Kristin M. Bronson, Assistant City Attorney DATE: Aug 5, 2021