

**BY AUTHORITY**

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

COUNCIL BILL NO. CB21-0391  
COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

**A BILL**

**For an ordinance changing the zoning classification for 4995 North Washington Street, 4949 North Washington Street, 4930 North Pearl Street and 4934 North Pearl 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 G-MS-5 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 I-MX-3, UO-2.
- b. It is proposed that the land area hereinafter described be changed to G-MS-5.

**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 I-MX-3, UO-2 to G-MS-5:

**PARCEL A:**

THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., (BEING SHOWN ON THE PLAT OF W.H. CLARK'S SECOND SUBDIVISION), DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON A COUNTY ROAD 230 FEET SOUTH AND 60 FEET WEST OF THE NORTHEAST CORNER OF SAID SOUTHEAST ¼ OF THE SOUTHEAST ¼; THENCE SOUTH AND PARALLEL WITH THE EAST LINE OF SAID SECTION, A DISTANCE OF 50 FEET; THENCE WEST AT RIGHT ANGLES, A DISTANCE OF 230.5 FEET; THENCE NORTH AT RIGHT ANGLES, A DISTANCE OF 50 FEET; THENCE EAST AT RIGHT ANGLES, A DISTANCE OF 230.5 FEET TO THE POINT OF BEGINNING, 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 **PARCEL B:**  
4

5 THE NORTH 125 FEET OF PLOT 9, W.H. CLARK'S SECOND SUBDIVISION, CITY AND  
6 COUNTY OF DENVER, STATE OF COLORADO.  
7

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

10 **PARCEL C:**  
11

12 THE SOUTH 25 FEET OF THE EAST 50 FEET OF PLOT 10, W.H. CLARK'S SECOND  
13 SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO.  
14

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 **PARCEL D:**  
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19 THAT PART OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 15,  
20 TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., (BEING SHOWN ON THE  
21 PLAT OF W.H. CLARK'S SECOND SUBDIVISION), DESCRIBED AS FOLLOWS:  
22

23 COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 15; THENCE NORTH  
24 ALONG THE EAST LINE OF SAID SECTION FOR 1100.8 FEET; THENCE WEST AT  
25 RIGHT ANGLES 60 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH AT  
26 RIGHT ANGLES 25 FEET; THENCE WEST AT RIGHT ANGLES 218 FEET MORE OR  
27 LESS TO THE EAST LINE OF PLOT 10, W.H. CLARK'S SECOND SUBDIVISION;  
28 THENCE SOUTH ALONG THE EAST LINE 25 FEET; THENCE EAST TO THE POINT OF  
29 BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.  
30

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

33 **PARCEL E:**  
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35 THE EAST 50 FEET OF PLOT 10, EXCEPT THE SOUTH 25 FEET THEREOF, W.H.  
36 CLARK'S SECOND SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF  
37 COLORADO.  
38

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

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3       PLOT 1, W.H. CLARK'S SECOND SUBDIVISION,

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5       EXCEPT THAT PART OF SAID PLOT 1, BEING A PART OF THE SOUTHEAST 1/4 OF  
6       THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF  
7       THE 6TH P.M., DESCRIBED AS FOLLOWS:

8  
9       COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 15; THENCE NORTH  
10       ALONG THE EAST LINE OF SAID SECTION, A DISTANCE OF 1100.8 FEET; THENCE  
11       WEST AT RIGHT ANGLES, A DISTANCE OF 60 FEET TO THE TRUE POINT OF  
12       BEGINNING; THENCE NORTH AT RIGHT ANGLES, A DISTANCE OF 25 FEET; THENCE  
13       WEST AT RIGHT ANGLES, A DISTANCE OF 218 FEET, MORE OR LESS, TO THE EAST  
14       LINE OF PLOT 10, W.H. CLARK'S SECOND SUBDIVISION; THENCE SOUTH ALONG  
15       SAID EAST LINE, A DISTANCE OF 25 FEET; THENCE EAST TO A POINT THAT IS 60  
16       FEET WEST OF THE EAST LINE OF SAID SECTION 15, SAID POINT BEING THE TRUE  
17       POINT OF BEGINNING;

18  
19       AND EXCEPT THAT PART OF SAID PLOT 1, BEING A PART OF THE SOUTHEAST 1/4  
20       OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF  
21       THE 6TH P.M., AS CONVEYED TO THE CITY AND COUNTY OF DENVER IN DEED  
22       RECORDED JANUARY 19, 1971 IN BOOK 273 AT PAGE 563, CITY AND COUNTY OF  
23       DENVER, STATE OF COLORADO.

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

27       **PARCEL G:**

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29       THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15,  
30       TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., DESCRIBED AS FOLLOWS:

31  
32       BEGINNING AT A POINT 280 FEET SOUTH AND 60 FEET WEST OF THE NORTHEAST  
33       CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 15;  
34       THENCE SOUTH 50 FEET; THENCE AT RIGHT ANGLES WEST 230 1/2 FEET; THENCE  
35       AT RIGHT ANGLES NORTH 50 FEET; THENCE AT RIGHT ANGLES EAST 230 1/2 FEET  
36       TO THE POINT OF BEGINNING, BEING A PART OF PLOT 2, W.H. CLARK'S SECOND  
37       SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

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

41       **PARCEL H:**

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43       THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF PLOT 9, W.H. CLARK'S  
44       SECOND SUBDIVISION, 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 **PARCEL I:**

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5 THE SOUTH 1/2 OF THE SOUTH 1/2 OF PLOT 9, W.H. CLARK'S SECOND  
6 SUBDIVISION, CITY AND COUNTY  
7 OF DENVER, STATE OF COLORADO.

8  
9 NOTE: SAID PARCELS A THROUGH I ARE ALSO DESCRIBED AS FOLLOWS:

10  
11 PLOT 1, EXCEPT THAT PART OF SAID PLOT 1 AS CONVEYED TO THE CITY AND  
12 COUNTY OF DENVER IN DEED RECORDED JANUARY 19, 1971 IN BOOK 273 AT PAGE  
13 563, THE NORTH 1/2 OF PLOT 2, ALL OF PLOT 9, AND THE EAST 50 FEET OF PLOT  
14 10, ALL IN W.H. CLARK'S SECOND SUBDIVISION, CITY AND COUNTY OF DENVER,  
15 STATE OF COLORADO.

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

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

21 COMMITTEE APPROVAL DATE: April 6, 2021

22 MAYOR-COUNCIL DATE: April 13, 2021 by Consent

23 PASSED BY THE COUNCIL: \_\_\_\_\_

24 \_\_\_\_\_ - PRESIDENT

25 APPROVED: \_\_\_\_\_ - MAYOR \_\_\_\_\_

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

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

30 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: April 15, 2021

31 Pursuant to Section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the office of  
32 the City Attorney. We find no irregularity as to form and have no legal objection to the proposed  
33 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to  
34 § 3.2.6 of the Charter.

35 Kristin M. Bronson, Denver City Attorney

36 BY: Jonathan Griffin, Assistant City Attorney DATE: Apr 15, 2021