

**BY AUTHORITY**

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

COUNCIL BILL NO. CB20-0813  
COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

**A BILL**

**For an ordinance changing the zoning classification for 55, 65, 101 S. Colorado Blvd., 51, 97, 101 Colorado Blvd. and 98 Harrison St. in Cherry Creek.**

**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-RO-5 and G-MU-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 PUD 56, G-MU-3 and G-RH-3.
- b. It is proposed that the land area hereinafter described be changed to G-RO-5 and G-MU-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 PUD 56, G-RH-3 to G-RO-5:

PARCEL I  
(98 Harrison Street):  
Lots 3, 4 and 5, Block 10,  
BURLINGTON CAPITOL HILL ADDITION,  
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.

1 PARCEL II  
2 (97 Colorado Boulevard):  
3 Those parts of Lots 1 and 2, Block 10,  
4 BURLINGTON CAPITOL HILL ADDITION,  
5 Located within boundaries described as follow:  
6 Beginning at the Southwest comer of said Lot 2;  
7 Thence Northerly on the West line of said Lots 2 and 1, 38 feet;  
8 Thence Southeasterly to a point which is 27.45 feet South of the  
9 North line of said Lot 1 and 60.62 feet East of the West line of said Lots 1 and 2;  
10 Thence Southeasterly to the Southeast corner of said Lot 2;  
11 Thence Westerly on the South line of said Lot 2 to the Point of Beginning,  
12 City and County of Denver,  
13 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 VII  
18 (45-51 Colorado Boulevard):  
19 Lots 6 through 10, inclusive, Block 10,  
20 BURLINGTON CAPITOL HILL ADDITION,  
21 City and County of Denver,  
22 State of Colorado.

23  
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 PARCEL IV  
27 (55 South Colorado Boulevard):  
28 Lots 14 and 15, Block 27,  
29 BURLINGTON CAPITOL HILL ADDITION,  
30 City and County of Denver,  
31 State of Colorado.

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

1 PARCEL V  
2 (65 South Colorado Boulevard):  
3 Lots 16, 17, 18, 19, and 20, Block 27,  
4 BURLINGTON CAPITOL HILL ADDITION,  
5 City and County of Denver,  
6 State of Colorado.

7 **Section 3.** That the zoning classification of the land area in the City and County of Denver  
8 described as follows shall be and hereby is changed from G-MU-3, G-RH-3 to G-MU-5:

9 PARCEL III  
10 (101 Colorado Boulevard):  
11 Lots 1 to 6, inclusive,  
12 EXCEPT that part of said Lots described as follows:  
13 Beginning at the Northeast corner of said Lot 1;  
14 Thence Westerly on the North line of said Lot 1, a distance of 6.16 feet;  
15 Thence Southerly on a line parallel with the East line of Block 9, a distance of  
16 69.38 feet to a point of curve;  
17 Thence Southwesterly on a curve, convex to the Southeast and having a radius  
18 of 85 feet to a point on the South line of  
19 said Lot 6 and 71.12 feet West of the Southeast corner thereof;  
20 Thence Easterly on the South line of Lot 6 to the East line of Block 9;  
21 Thence Northerly on the East line to the Point of Beginning,  
22 Block 9,  
23 BURLINGTON CAPITOL HILL ADDITION,  
24 City and County of Denver,  
25 State of Colorado.

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

29 PARCEL VI  
30 (101 South Colorado Boulevard):  
31 Lots 1, 2, 3 and 4, Block 28  
32 BURLINGTON CAPITOL HILL ADDITION,  
33 City and County of Denver,  
34 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 **Section 4.** That this ordinance shall be recorded by the Manager of Community Planning and  
4 Development in the real property records of the Denver County Clerk and Recorder.

5 COMMITTEE APPROVAL DATE: August 18, 2020

6 MAYOR-COUNCIL DATE: August 25, 2020

7 PASSED BY THE COUNCIL: \_\_\_\_\_ September 28, 2020

8                     *Steve Filmore*                     - PRESIDENT

9 APPROVED:                     *RSJM*                     - MAYOR \_\_\_\_\_ Sep 30, 2020

10 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
11 EX-OFFICIO CLERK OF THE  
12 CITY AND COUNTY OF DENVER

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

14 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: August 27, 2020

15 Pursuant to Section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the office of  
16 the City Attorney. We find no irregularity as to form and have no legal objection to the proposed  
17 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to  
18 § 3.2.6 of the Charter.

19 Kristin M. Bronson, Denver City Attorney

20 BY:                     *Jordyn*                    , Assistant City Attorney DATE:                     Aug 26, 2020