

**BY AUTHORITY**

ORDINANCE NO. \_\_\_\_\_  
SERIES OF 2019

COUNCIL BILL NO. CB19-1057  
COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

**A BILL**

**For an ordinance changing the zoning classification for 2975 Huron 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 C-MX-12 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 R-MU-30 with waivers.
- b. It is proposed that the land area hereinafter described be changed to C-MX-12.

**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 R-MU-30(with waivers) to C-MX-12:

A PARCEL OF LAND BEING A PORTION OF LOTS 5 THROUGH 23, BLOCK 7, HOYT AND ROBINSON’S ADDITION TO DENVER, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 5;  
THENCE NORTH 26°42'32" WEST, A DISTANCE OF 5.65 FEET TO A POINT ON THE LINE 20 FEET SOUTH OF THE NORTH LINE OF SAID LOT 5 AND THE POINT OF BEGINNING;

THENCE SOUTH 89°44'21" WEST PARALLEL WITH THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 147.59 FEET TO A POINT ON THE EAST LINE OF THE ALLEY IN SAID BLOCK 7;

1 THENCE NORTH 00°25'33" WEST ALONG THE EAST LINE OF SAID ALLEY, A  
2 DISTANCE OF 458.92 FEET TO A POINT 13 FEET NORTH OF THE SOUTHWEST  
3 CORNER OF SAID LOT 23;  
4 THENCE NORTH 89°43'46" EAST PARALLEL WITH THE SOUTH LINE OF SAID LOT 23,  
5 A DISTANCE OF 147.56 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF  
6 SAID HURON STREET, AS DESCRIBED AT RECEPTION NO. 2013017374 OF THE  
7 RECORDS OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER;  
8 THENCE SOUTH 00°25'47" EAST ALONG SAID RIGHT OF WAY, A DISTANCE OF  
9 458.95 FEET TO THE POINT OF BEGINNING.

10  
11 SAID PARCEL CONTAINS 67,726 SQUARE FEET OR 1.55 ACRES, MORE OR LESS.

12  
13 BASIS OF BEARINGS: BEARINGS ARE BASED ON THE EAST LINE OF BLOCK 7, HOYT  
14 AND ROBINSON'S ADDITION TO DENVER, ASSUMED TO BEAR NORTH 00°25'47"  
15 WEST.

16  
17 PREPARED BY: AARON MURPHY  
18 PLS 38162

19  
20 ON BEHALF OF: HARRIS KOCHER SMITH  
21 1120 LINCOLN STREET, SUITE 1000  
22 DENVER, CO 80203  
23 303.623.6300  
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 **Section 3.** That this ordinance shall be recorded by the Manager of Community Planning and  
28 Development in the real property records of the Denver County Clerk and Recorder.

1 COMMITTEE APPROVAL DATE: October 15, 2019

2 MAYOR-COUNCIL DATE: October 22, 2019

3 PASSED BY THE COUNCIL: \_\_\_\_\_

4 \_\_\_\_\_ - PRESIDENT

5 APPROVED: \_\_\_\_\_ - MAYOR \_\_\_\_\_

6 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
7 EX-OFFICIO CLERK OF THE  
8 CITY AND COUNTY OF DENVER

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

10 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: October 31, 2019

11 Pursuant to Section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the office of  
12 the City Attorney. We find no irregularity as to form and have no legal objection to the proposed  
13 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to  
14 § 3.2.6 of the Charter.

15 Kristin M. Bronson, Denver City Attorney

16 BY: TJ [Signature], Assistant City Attorney DATE: Oct 30, 2019