

**BY AUTHORITY**

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

COUNCIL BILL NO. CB21-1331  
COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

**A BILL**

**For an ordinance changing the zoning classification for 901 Navajo Street in Lincoln Park.**

**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-8 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-A, UO-2.
- b. It is proposed that the land area hereinafter described be changed to C-MX-8.

**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-A, UO-2 to C-MX-8:

A PARCEL OF LAND SITUATE IN THE SOUTHEAST ONE-QUARTER (SE1/4) OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN; CITY AND COUNTY OF DENVER, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 21, BLOCK 28, HUNT’S ADDITION TO DENVER AS DEPICTED ON THE OFFICIAL RE-SURVEY AT BOOK E06 AT PAGE 002 OF THE RECORDS OF THE COUNTY ENGINEER OF THE CITY AND COUNTY OF DENVER, SAID POINT LYING ON THE SOUTHERLY RIGHT OF WAY OF WEST 9<sup>TH</sup> AVE.;

THENCE N89°17’10”W, 169.70 FEET TO A POINT ON THE EASTERLY LINE OF THAT PARCEL OF LAND DESCRIBED AT RECEPTION NO. 890000488 IN THE CITY AND COUNTY OF DENVER RECORDS, ON EXHIBIT A, SCHEDULE 5;

THENCE ALONG THE EASTERLY LINE OF SAID PARCEL THE FOLLOWING TWO (2) COURSES:

1 1) THENCE N13°56'13"W, 30.65 FEET TO A NON-TANGENT CURVE TO THE RIGHT  
2 HAVING A RADIUS OF 5,740.65 FEET, AND A LONG CHORD OF N12°45'24"W,  
3 235.09 FEET;

4  
5 2) THENCE NORTHERLY, A DISTANCE OF 235.11 FEET ALONG SAID NON-  
6 TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 02°20'48";

7  
8 THENCE S89°45'20"E, 230.46 FEET TO AN INTERIOR CORNER OF LOT 28, BLOCK 28,  
9 HUNT'S ADDITION TO DENVER;

10  
11 THENCE ALONG THE WEST LINE OF LOTS 26 THROUGH 28 INCLUSIVE, BLOCK 28  
12 HUNT'S ADDITION TO DENVER, S00°13'24"W, 55.39 FEET TO THE NORTHWEST  
13 CORNER OF LOT 25, BLOCK 28, HUNT'S ADDITION TO DENVER;

14  
15 THENCE ALONG THE NORTH LINE OF SAID LOT 25, S89°20'26"E, 70.40 FEET TO THE  
16 NORTHEAST CORNER OF SAID LOT 25;

17  
18 THENCE ALONG THE EAST LINE OF LOTS 21 THROUGH 25, INCLUSIVE, BLOCK 28,  
19 HUNT'S ADDITION TO DENVER, S00°13'24"W, 124.85 FEET TO THE SOUTHEAST  
20 CORNER OF SAID LOT 21;

21  
22 THENCE ALONG THE SOUTH LINE OF SAID LOT 21, N89°17'10"W, 70.40 FEET TO THE  
23 SOUTHWEST CORNER OF SAID LOT 21;

24  
25 THENCE S00°33'04"W, 80.00 FEET TO THE POINT OF BEGINNING.

26  
27 CONTAINING 60,986 SQUARE FEET OR 1.400 ACRES, MORE OR LESS.

28  
29 BASIS OF BEARINGS: BEARINGS USED HEREIN ARE BASED ON A 21' RANGELINE  
30 ON W. TENTH AVE BETWEEN NAVAJO ST. AND OSAGE ST., BEING N89°46'11"W  
31 USING THE CITY AND COUNTY OF DENVER CONTROL COORDINATES, AS  
32 MONUMENTED AT THE EAST ON W. TENTH AVE AND NVAJO ST. BY A FOUND 3.25"  
33 ALUM CAP PLS 34591. AND MONUMENTED AT THE WEST ON W. TENTH AVE AND  
34 OSAGE ST. BY A FOUND 3.25" ALUM CAP PLS 34591.

35  
36 in addition thereto, those portions of all abutting public rights-of-way, but only to the centerline  
37 thereof, which are immediately adjacent to the aforesaid specifically described area.

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

1 COMMITTEE APPROVAL DATE: November 9, 2021  
2 MAYOR-COUNCIL DATE: November 16, 2021  
3 PASSED BY THE COUNCIL: \_\_\_\_\_ December 20, 2021  
4 *David Filmore* - 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: November 18, 2021  
11 Pursuant to Section 13-9, 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  
16 Kristin M. Bronson, Denver City Attorney  
17  
18 BY: *Jonathan Griffin*, Assistant City Attorney DATE: Nov 17, 2021