BY AUTHORITY

ORDINANCE NO. _____ COUNCIL BILL NO. CB22-0554

SERIES OF 2022 COMMITTEE OF REFERENCE:

Land Use, Transportation & Infrastructure

A BILL

For an ordinance changing the zoning classification for 1305, 1339, and 1365 North Osage Street and 1520 West 14th Avenue 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 G-RX-5, UO-2 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 G-MX-3, UO-2.

b. It is proposed that the land area hereinafter described be changed to G-RX-5, UO-2.

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 G-MX-3, UO-2 to G-RX-5, UO-2:

1305 Osage Street-
(OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ORDER NO. ABJ70710599, DATED FEBRUARY 23, 2021 AT 5:00 P.M., ISSUED BY LAND TITLE GUARANTEE COMPANY)
LOTS 13 TO 20, INCLUSIVE, EXCEPT THE NORTH 0.25 FEET OF SAID LOT 13 AS CONVEYED IN DEED RECORDED APRIL 22, 1994 AS RECEPTION NO. 9400068950, RE-SUBDIVISION OF PART OF BLK 7, HUNT'S ADDITION TO DENVER, CITY AND COUNTY OF DENVER, STATE OF COLORADO.
PARCEL CONTAINS AN AREA OF 25.036 SQ. FT. OR 0.575 ACRES, MORE OR LESS.

1339 Osage Street & 1520 West 14th Avenue
PARCEL A:
THE SOUTH HALF OF LOT 7, LOTS 8 TO 12, INCLUSIVE, THE NORTH 0.25 FEET OF LOT 13, THE VACATED ALLEY ADJACENT THERETO, AND A PORTION OF LOT 21, ALL IN A RESUBDIVISION OF PART OF BLOCK7, HUNT'S ADDITION, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTH HALF OF LOT 7, SAID RESUBDIVISION OF BLOCK 7; THENCE SOUTH ALONG THE EAST LINE OF SAID RE-SUBDIVISION OF BLOCK 7: A DISTANCE OF 138.025 FEET TO A POINT ON THE EAST LINE OF SAID LOT 13, FROM WHICH POINT THE NORTHEAST CORNER OF SAID LOT 13 BEARS NORTH 0.25 FEET; THENCE WEST ON A DEFLECTION ANGLE TO THE RIGHT OF 90 DEGREES 01 MINUTE AND ALONG A LINE OF 0.25 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 13, AND SAID LINE EXTENDED WESTERLY, A DISTANCE OF
212.38 FEET TO A POINT ON THE WEST LINE OF SAID LOT 21, THENCE ON A DEFLECTION ANGLE TO THE RIGHT OF 89 DEGREES 17 MINUTES 33 SECONDS, AND THE WEST LINE OF SAID LOT 21; A DISTANCE OF 138.04 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH HALF OF SAID LOT 7; THENCE ON A DEFLECTION ANGLE TO THE RIGHT OF 90 DEGREES 42 MINUTES 27 SECONDS AND ALONG SAID WESTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH HALF OF SAID LOT 7, AND ALONG THE NORTH LINE OF THE SOUTH HALF OF LOT 7, A DISTANCE OF 214.04 FEET TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.
EXCEPTING THEREFROM THAT PORTION AS DESCRIBED IN DEED RECORDED DECEMBER 6, 1999 AT RECEPTION NO. 9900205463.

PARCEL B:
ALL OF LOT 21, TOGETHER WITH THE VACATED ALLEY ADJACENT THERETO, BLOCK 7, RESUBDIVISION OF PART OF BLOCK 7, HUNT'S ADDITION, CITY AND COUNTY OF DENVER, STATE OF COLORADO, EXCEPTING THEREFROM THOSE PORTIONS OF SAID LOT 21 AND VACATED ALLEY AS DESCRIBED IN DEEDS RECORDED APRIL 25, 1994 UNDER RECEPTION NO.
9400070058 AND APRIL 22, 1994 UNDER RECEPTION NO. 9400068950.
PARCEL A AND B CONTAIN AN AREA OF 43,568 SQ. FT. OR 1.000 ACRES, MORE OR LESS.

1365 Osage Street
LOTS 1-6 INCLUSIVE, THE NORTH ONE-HALF OF LOT 7, BLOCK 7 RESUBDIVISION OF PART OF BLOCK7, HUNTS 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.

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

COMMITTEE APPROVAL DATE: May 17, 2022

MAYOR-COUNCIL DATE: May 24, 2022

PASSED BY THE COUNCIL: _____

_____ - PRESIDENT

APPROVED: _____ - MAYOR _____

ATTEST: _____ - CLERK AND RECORDER,
EX-OFFICIO CLERK OF THE
CITY AND COUNTY OF DENVER

NOTICE PUBLISHED IN THE DAILY JOURNAL: _____ ; _____

PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: May 26, 2022

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

Kristin M. Bronson, Denver City Attorney

BY: _____, Assistant City Attorney DATE: _____