

**BY AUTHORITY**

ORDINANCE NO. \_\_\_\_\_  
SERIES OF 2022

COUNCIL BILL NO. CB22-0476  
COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

**A BILL**

**For an ordinance changing the zoning classification of 2524-2660 Larimer Street, 2609, 2623, 2641 Lawrence 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 with the PUD-G 28 district, is justified by one of the circumstances set forth in Section 12.4.10.8 of the Denver Zoning Code, is consistent with the neighborhood context and the stated purpose and intent of the proposed zone district, and meets the criteria set forth in 12.4.10.9 of the Denver Zoning Code;

**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. That the land area hereinafter described is presently classified as C-MU-30 with waivers, UO-1; I-MX-3, UO-2, DO-7; and G-MU-3, UO-3.

b. It is proposed that the land area hereinafter described be changed to PUD-G 28.

**Section 2.** That the zoning classification for the land area in the City and County of Denver described as follows shall be and hereby is changed from C-MU-30 with waivers, UO-1; I-MX-3, UO-2, DO-7; and G-MU-3, UO-3 to PUD-G 28:

PUD SUB-AREA 1

A PARCEL OF LAND BEING ALL OF LOTS 1 THROUGH 10, AND A PORTION OF THE ALLEY, BLOCK 59, CURTIS AND CLARKE’S ADDITION TO THE CITY OF DENVER, AND A PORTION OF 26<sup>TH</sup> STREET AND LARIMER STREET ADJOINING SAID LOTS, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH CORNER OF SAID BLOCK 59;  
THENCE NORTH 00°34’43” WEST, A DISTANCE OF 56.58 FEET TO THE INTERSECTION OF THE CENTERLINE OF SAID 26<sup>TH</sup> STREET AND THE CENTERLINE OF SAID LARIMER STREET, AND THE POINT OF BEGINNING;  
THENCE SOUTH 45°34’03" EAST ALONG THE CENTERLINE OF SAID 26<sup>TH</sup> STREET, A

1 DISTANCE OF 173.61 FEET TO A POINT ON THE CENTERLINE OF SAID ALLEY  
2 EXTENDED NORTHEASTERLY;  
3 THENCE SOUTH 44°25'34" WEST ALONG SAID EXTENSION AND SAID ALLEY  
4 CENTERLINE, A DISTANCE OF 290.59 FEET TO A POINT ON THE SOUTHWEST LINE  
5 OF SAID LOT 10 EXTENDED SOUTHEASTERLY;  
6 THENCE NORTH 45°34'33" WEST ALONG SAID LINE AND THE SOUTHEASTERLY AND  
7 NORTHWESTERLY EXTENSIONS THEREOF, A DISTANCE OF 173.57 FEET TO A  
8 POINT ON THE CENTERLINE OF SAID LARIMER STREET;  
9 THENCE NORTH 44°25'03" EAST ALONG SAID CENTERLINE, A DISTANCE OF 290.61  
10 FEET TO THE POINT OF BEGINNING.

11  
12 SAID PARCEL CONTAINS 50,445 SQUARE FEET OR 1.16 ACRES, MORE OR LESS.

13  
14 PUD SUB-AREA 2

15  
16 A PARCEL OF LAND BEING ALL OF LOTS 8 THROUGH 16, AND A PORTION OF THE  
17 ALLEY, BLOCK 30, CASE AND EBERT'S ADDITION TO CITY OF DENVER,  
18 ALL OF LOTS 15 AND 16, AND A PORTION OF THE ALLEY, BLOCK 58, CURTIS AND  
19 CLARKE'S ADDITION TO THE CITY OF DENVER, AND A PORTION OF 26<sup>TH</sup> STREET  
20 AND LARIMER STREET ADJOINING SAID LOTS IN SAID BLOCKS, SITUATED IN THE  
21 SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF  
22 THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF  
23 COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

24  
25 COMMENCING AT THE WEST CORNER OF SAID BLOCK 30;  
26 THENCE SOUTH 89°25'04" WEST, A DISTANCE OF 56.55 FEET TO THE  
27 INTERSECTION OF THE CENTERLINE OF SAID 26<sup>TH</sup> STREET AND THE CENTERLINE  
28 OF SAID LARIMER STREET, AND THE POINT OF BEGINNING;  
29 THENCE NORTH 44°24'10" EAST ALONG THE CENTERLINE OF SAID LARIMER  
30 STREET, A DISTANCE OF 265.22 FEET TO A POINT ON THE NORTHEAST LINE OF  
31 SAID LOT 8 EXTENDED NORTHWESTERLY;  
32 THENCE SOUTH 45°35'40" EAST ALONG SAID LINE AND THE SOUTHEASTERLY AND  
33 NORTHWESTERLY EXTENSIONS THEREOF, A DISTANCE OF 173.33 FEET TO A  
34 POINT ON THE CENTERLINE OF SAID ALLEY;  
35 THENCE SOUTH 44°23'35" WEST ALONG SAID ALLEY CENTERLINE AND SAID  
36 CENTERLINE EXTENDED SOUTHWESTERLY, A DISTANCE OF 265.30 FEET TO A  
37 POINT ON THE CENTERLINE OF SAID 26<sup>TH</sup> STREET;  
38 THENCE NORTH 45°34'03" WEST ALONG SAID CENTERLINE, A DISTANCE OF 173.38  
39 FEET TO THE POINT OF BEGINNING.

40  
41 SAID PARCEL CONTAINS 45,984 SQUARE FEET OR 1.06 ACRES, MORE OR LESS.

42  
43 PUD SUB-AREA 3

44  
45 A PARCEL OF LAND BEING ALL OF LOTS 1 THROUGH 7, AND A PORTION OF THE  
46 ALLEY, BLOCK 30, CASE AND EBERT'S ADDITION TO CITY OF DENVER, AND A  
47 PORTION OF 27<sup>TH</sup> STREET AND LARIMER STREET ADJOINING SAID LOTS, SITUATED  
48 IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 68  
49 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF  
50 COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

1  
2 COMMENCING AT THE NORTH CORNER OF SAID BLOCK 30;  
3 THENCE NORTH 00°36'23" WEST, A DISTANCE OF 56.56 FEET TO THE  
4 INTERSECTION OF THE CENTERLINE OF SAID 27<sup>TH</sup> STREET AND THE CENTERLINE  
5 OF SAID LARIMER STREET, AND THE POINT OF BEGINNING;  
6 THENCE SOUTH 45°36'57" EAST ALONG THE CENTERLINE OF SAID 27<sup>TH</sup> STREET, A  
7 DISTANCE OF 173.30 FEET TO A POINT ON THE CENTERLINE OF SAID ALLEY  
8 EXTENDED NORTHEASTERLY;  
9 THENCE SOUTH 44°23'35" WEST ALONG SAID ALLEY CENTERLINE AND THE  
10 NORTHEASTERLY EXTENSION THEREOF, A DISTANCE OF 215.23 FEET TO A POINT  
11 ON THE SOUTHWEST LINE OF SAID LOT 7 EXTENDED SOUTHEASTERLY;  
12 THENCE NORTH 45°35'40" WEST ALONG SAID LINE AND THE SOUTHEASTERLY AND  
13 NORTHWESTERLY EXTENSIONS THEREOF, A DISTANCE OF 173.33 FEET TO A  
14 POINT ON THE CENTERLINE OF SAID LARIMER STREET;  
15 THENCE NORTH 44°24'10" EAST ALONG SAID CENTERLINE, A DISTANCE OF 215.17  
16 FEET TO THE POINT OF BEGINNING.  
17

18 SAID PARCEL CONTAINS 37,298 SQUARE FEET OR 0.86 ACRES, MORE OR LESS.  
19

20 PUD SUB-AREA 4  
21

22 A PARCEL OF LAND BEING ALL OF LOTS 19 THROUGH 32, AND A PORTION OF THE  
23 ALLEY, BLOCK 30, CASE AND EBERT'S ADDITION TO CITY OF DENVER,  
24 ALL OF LOTS 17 through 24, AND A PORTION OF THE ALLEY IN BLOCK 58, CURTIS  
25 AND CLARKE'S ADDITION TO THE CITY OF DENVER, AND A PORTION OF 26<sup>TH</sup>  
26 STREET, 27<sup>TH</sup> STREET, AND LAWRENCE STREET ADJOINING SAID LOTS IN SAID  
27 BLOCKS, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 3  
28 SOUTH, RANGE 68 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, CITY AND COUNTY OF  
29 DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
30

31 COMMENCING AT THE EAST CORNER OF SAID BLOCK 30;  
32 THENCE NORTH 89°23'02" EAST, A DISTANCE OF 56.57 FEET TO THE INTERSECTION  
33 OF THE CENTERLINE OF SAID 27<sup>TH</sup> STREET AND THE CENTERLINE OF SAID  
34 LAWRENCE STREET, AND THE POINT OF BEGINNING;  
35 THENCE SOUTH 44°23'00" WEST ALONG THE CENTERLINE OF SAID LAWRENCE  
36 STREET, A DISTANCE OF 480.68 FEET TO THE INTERSECTION OF THE CENTERLINE  
37 OF SAID 26<sup>TH</sup> STREET AND THE CENTERLINE OF SAID LAWRENCE STREET;  
38 THENCE NORTH 45°34'03" WEST ALONG THE CENTERLINE OF SAID 26<sup>TH</sup> STREET, A  
39 DISTANCE OF 173.38 FEET TO A POINT ON THE CENTERLINE OF SAID ALLEY  
40 EXTENDED SOUTHWESTERLY;  
41 THENCE NORTH 44°23'35" EAST ALONG SAID CENTERLINE AND THE  
42 SOUTHWESTERLY EXTENSION THEREOF, A DISTANCE OF 480.53 FEET TO A POINT  
43 ON THE CENTERLINE OF SAID 27<sup>TH</sup> STREET;  
44 THENCE SOUTH 45°36'57" EAST ALONG SAID CENTERLINE, A DISTANCE OF 173.30  
45 FEET TO THE POINT OF BEGINNING.  
46

47 SAID PARCEL CONTAINS 83,307 SQUARE FEET OR 1.91 ACRES, MORE OR LESS.  
48

49 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.

