BY AUTHORITY

ORDINANCE NO. _____ COUNCIL BILL NO. CB24-1490

SERIES OF 2024 COMMITTEE OF REFERENCE:

Land Use, Transportation & Infrastructure

A BILL

For an ordinance changing the zoning classification for 1000 South Logan Street in Washington Park West.

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 U-MX-3 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 U-RH-3A.

b. It is proposed that the land area hereinafter described be changed to U-MX-3.

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 U-RH-3A to U-MX-3:

PARCEL I:
LOTS 1 TO 7, INCLUSIVE, BLOCK 17, LINCOLN SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL II:
TRACT OR PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF LOT 8, WHICH IS 25.0 FEET EAST OF THE NORTHWEST CORNER OF LOT 8, BLOCK 17, LINCOLN SUBDIVISION;
THENCE SOUTHEAST A DISTANCE OF 122.82 FEET TO THE SOUTH LINE OF LOT 11;
THENCE EAST ALONG THE SOUTH LINE OF LOT 11 A DISTANCE OF 32.57 FEET TO THE SOUTHEAST CORNER OF LOT 11;
THENCE NORTH ALONG THE EAST LINE OF LOTS 8 THROUGH 11, A DISTANCE OF 100.00 FEET TO THE NORTHEAST CORNER OF LOT 8;
THENCE WEST ALONG THE NORTH LINE OF LOT 8, A DISTANCE OF 103.89 FEET, MORE OR LESS TO THE POINT OF BEGINNING, SAID PARCEL BEING A PART OF BLOCK 17, LINCOLN SUBDIVISION, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL III:
A PARCEL OF LAND IN LOT 12, BLOCK 17, LINCOLN SUBDIVISION, ALSO BEING A PORTION OF THAT PARCEL OF LAND DESCRIBED AT BOOK 7105 AT PAGE 272 ON APRIL 29, 1952 IN THE RECORDS OF THE CLERK AND RECORDER OF THE CITY AND COUNTY OF DENVER, ALL IN SE 1/4 OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PM, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 12, BLOCK 17, LINCOLN SUBDIVISION;
THENCE SOUTH 00°19'34" EAST 20.03 FEET ALONG THE EASTERLY LINE OF SAID LOT 12;
THENCE SOUTH 71°28'16" WEST 14.14 FEET TO A POINT OF THE PROJECTED NORTHEASTERLY LINE OF BUCHTEL BOULEVARD, SAID POINT LYING NORTH 38°42'48" WEST 40.87 FEET FROM COLORADO DEPARTMENT OF TRANSPORTATION (COOT) MONUMENT NUMBER 19722 AND
THENCE ALONG SAID PROJECTED NORTHEASTERLY LINE NORTH 38°42'48" WEST 31.09 TO CDOT MONUMENT 16133 SAID POINT ALSO BEING ON THE NORTH LINE OF SAID LOT 12;
THENCE NORTH 89°31'50" EAST 32.74 FEET ALONG THE NORTH LINE OF SAID LOT 12, TO THE POINT OF BEGINNING, CITY AND COUNTY OF DENVER, STATE OF COLORADO.

PARCEL IV:
A PARCEL OF LAND LOCATED IN THE SE 1/4 OF SECTION 15, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST RANGE POINT FOR BLOCK 16, LINCOLN SUBDIVISION FROM WHENCE THE SOUTHEAST RANGE POINT OF SAID BLOCK 16 BEARS N89°14'56" E, A DISTANCE OF 307.42 FEET, SAID LINE FORMING THE BASIS OF BEARING FOR THIS LEGAL DESCRIPTION. THENCE S07°08'52" E, A DISTANCE OF 236.50 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 7, BLOCK 17 OF SAID LINCOLN SUBDIVISION, AND THE POINT OF BEGINNING;

THENCE N 89°14'56" E ALONG THE SOUTH LINE OF SAID LOT 7, A DISTANCE OF 18.42 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY FOR NORTH BUCHTELL BLVD;

THENCE S 35°54'45" E ALONG SAID NORTHEASTERLY RIGHT-OF-WAY OF NORTH BUCHTELL BLVD., A DISTANCE OF 122.35 FEET TO A FOUND CDOT RIGHT-OF-WAY MONUMENT NO. 16133;

THENCE N 43°49'05" W, A DISTANCE OF 54.27 FEET TO A POINT;

THENCE N 41°23'25" W, A DISTANCE OF 79.57 FEET TO THE POINT OF BEGINNING, 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: November 5, 2024

MAYOR-COUNCIL DATE: November 12, 2024

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: December 12, 2024

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.

Kerry Tipper, Denver City Attorney

BY: _____, Assistant City Attorney DATE: _____