BY AUTHORITY

ORDINANCE NO. _____ COUNCIL BILL NO. CB24-1491

SERIES OF 2024 COMMITTEE OF REFERENCE:

South Platte River

A BILL

For an ordinance changing the zoning classification for 1691 Chestnut Place in Union Station.

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-20 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 PUD 531.

b. It is proposed that the land area hereinafter described be changed to C-MX-20.

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 PUD 531 to C-MX-20:

A PARCEL OF LAND CONVEYED BY SPECIAL WARRANTY DEED AND DESCRIBED AS PARCEL 1, RECORDED ON THE 10TH DAY OF JUNE, 2016, AT RECEPTION NUMBER 2016076729 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

PARCEL 1:

A PORTION OF BLOCK 2, THE COMMONS SUBDIVISION - FILING NO. 5, RECORDED UNDER RECEPTION NO. 2003013146, CITY AND COUNTY OF DENVER RECORDS, SITUATED IN THE SOUTHEAST QUARTER OF SECTION 28 AND THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERN MOST PROPERTY CORNER OF SAID BLOCK 2;

THENCE NORTH 45 DEGREES 24 MINUTES 24 SECONDS WEST ALONG THE SOUTHWESTERLY PROPERTY LINE OF SAID BLOCK 2, A DISTANCE OF 120.00 FEET;

THENCE NORTH 44 DEGREES 18 MINUTES 02 SECONDS EAST LEAVING SAID PROPERTY LINE, A DISTANCE OF 334.49 FEET TO A POINT ON THE NORTHEASTERN PROPERTY LINE OF SAID BLOCK 2;

THENCE SOUTH 44 DEGREES 57 MINUTES 42 SECONDS EAST ALONG SAID NORTHEASTERN PROPERTY LINE, A DISTANCE OF 120.01 FEET TO THE EASTERN MOST CORNER OF SAID BLOCK 2;

THENCE SOUTH 44 DEGREES 18 MINUTES 02 SECONDS WEST ALONG THE SOUTHEASTERN PROPERTY LINE OF SAID BLOCK 2, A DISTANCE OF 333.56 FEET TO THE POINT OF BEGINNING,

LESS AND EXCEPT THAT PORTION CONVEYED TO THE CITY AND COUNTY OF DENVER BY SPECIAL WARRANTY DEED RECORDED AUGUST 11, 2011 UNDER RECEPTION NO. 2011088706;

TOGETHER WITH:

A PORTION OF VACATED CHESTNUT STREET, RECORDED UNDER ORDINANCE NO. 832, SERIES 2006, CITY AND COUNTY OF DENVER RECORDS, SITUATED IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF CHESTNUT STREET AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF 17TH STREET, SAID POINT ALSO BEING THE EASTERNMOST CORNER OF BLOCK 2 OF SAID THE COMMONS SUBDIVISION - FILING NO. 5;

THENCE SOUTH 44 DEGREES 57 MINUTES 42 SECONDS EAST A DISTANCE OF 5.00 FEET,

THENCE SOUTH 44 DEGREES 18 MINUTES 02 SECONDS WEST AND PARALLEL WITH SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF CHESTNUT STREET AND THE SOUTHEASTERLY LINE OF SAID BLOCK 2, A DISTANCE OF 333.52 FEET;

THENCE NORTH 45 DEGREES 24 MINUTES 24 SECONDS WEST A DISTANCE OF 5.00 FEET TO A POINT ON SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF CHESTNUT STREET AND SAID SOUTHEASTERLY LINE OF BLOCK 2, SAID POINT ALSO BEING THE SOUTHERNMOST CORNER OF SAID BLOCK 2;
THENCE NORTH 44 DEGREES 18 MINUTES 02 SECONDS EAST ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF CHESTNUT STREET AND SAID SOUTHEASTERLY LINE OF BLOCK 2, A DISTANCE OF 333.56 FEET TO THE POINT OF BEGINNING

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 13, 2024

MAYOR-COUNCIL DATE: November 19, 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: _____