

**BY AUTHORITY**

ORDINANCE NO. \_\_\_\_\_  
SERIES OF 2024

COUNCIL BILL NO. CB24-1491  
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;

1  
2 THENCE NORTH 44 DEGREES 18 MINUTES 02 SECONDS EAST LEAVING SAID PROPERTY  
3 LINE, A DISTANCE OF 334.49 FEET TO A POINT ON THE NORTHEASTERN PROPERTY LINE  
4 OF SAID BLOCK 2;  
5  
6 THENCE SOUTH 44 DEGREES 57 MINUTES 42 SECONDS EAST ALONG SAID  
7 NORTHEASTERN PROPERTY LINE, A DISTANCE OF 120.01 FEET TO THE EASTERN MOST  
8 CORNER OF SAID BLOCK 2;  
9  
10 THENCE SOUTH 44 DEGREES 18 MINUTES 02 SECONDS WEST ALONG THE  
11 SOUTHEASTERN PROPERTY LINE OF SAID BLOCK 2, A DISTANCE OF 333.56 FEET TO THE  
12 POINT OF BEGINNING,  
13  
14 LESS AND EXCEPT THAT PORTION CONVEYED TO THE CITY AND COUNTY OF DENVER  
15 BY SPECIAL WARRANTY DEED RECORDED AUGUST 11, 2011 UNDER RECEPTION NO.  
16 2011088706;  
17  
18 TOGETHER WITH:  
19  
20 A PORTION OF VACATED CHESTNUT STREET, RECORDED UNDER ORDINANCE NO. 832,  
21 SERIES 2006, CITY AND COUNTY OF DENVER RECORDS, SITUATED IN THE NORTHEAST  
22 QUARTER OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL  
23 MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
24  
25 BEGINNING AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF  
26 CHESTNUT STREET AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF 17TH STREET,  
27 SAID POINT ALSO BEING THE EASTERNMOST CORNER OF BLOCK 2 OF SAID THE  
28 COMMONS SUBDIVISION - FILING NO. 5;  
29  
30 THENCE SOUTH 44 DEGREES 57 MINUTES 42 SECONDS EAST A DISTANCE OF 5.00 FEET,  
31  
32 THENCE SOUTH 44 DEGREES 18 MINUTES 02 SECONDS WEST AND PARALLEL WITH SAID  
33 NORTHWESTERLY RIGHT-OF-WAY LINE OF CHESTNUT STREET AND THE  
34 SOUTHEASTERLY LINE OF SAID BLOCK 2, A DISTANCE OF 333.52 FEET;  
35  
36 THENCE NORTH 45 DEGREES 24 MINUTES 24 SECONDS WEST A DISTANCE OF 5.00 FEET  
37 TO A POINT ON SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF CHESTNUT STREET AND  
38 SAID SOUTHEASTERLY LINE OF BLOCK 2, SAID POINT ALSO BEING THE SOUTHERNMOST  
39 CORNER OF SAID BLOCK 2;  
40 THENCE NORTH 44 DEGREES 18 MINUTES 02 SECONDS EAST ALONG SAID  
41 NORTHWESTERLY RIGHT-OF-WAY LINE OF CHESTNUT STREET AND SAID  
42 SOUTHEASTERLY LINE OF BLOCK 2, A DISTANCE OF 333.56 FEET TO THE POINT OF  
43 BEGINNING  
44 in addition thereto, those portions of all abutting public rights-of-way, but only to the centerline  
45 thereof, which are immediately adjacent to the aforesaid specifically described area.  
46 **Section 3.** That this ordinance shall be recorded by the Manager of Community Planning and  
47 Development in the real property records of the Denver County Clerk and Recorder.

1 COMMITTEE APPROVAL DATE: November 13, 2024

2 MAYOR-COUNCIL DATE: November 19, 2024

3 PASSED BY THE COUNCIL: January 13, 2025

4 *Amursh P. Sandora* - PRESIDENT

5 APPROVED: *Michael C. Johnston* - MAYOR 01/15/2025  
[Michael C. Johnston \(Jan 15, 2025 16:35 MST\)](#)

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: December 12, 2024

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 Kerry Tipper, Denver City Attorney

17 BY: *Jonathan Griffin*, Assistant City Attorney DATE: Dec 12, 2024  
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