

**BY AUTHORITY**

ORDINANCE NO. \_\_\_\_\_  
SERIES OF 2019

COUNCIL BILL NO. CB18-1483  
COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

**A BILL**

**For an ordinance changing the zoning classification for 2625 Walnut 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 within the I-MX-3, DO-7 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 R-MU-20 with waivers.
- b. It is proposed that the land area hereinafter described be changed to I-MX-3, DO-7.

**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 R-MU-20 with waivers to I-MX-3, DO-7:

0.215 ACRES, BEING ALL OF LOTS 22 THRU 24, BLOCK 2, CASE & EBERT'S ADDITION TO THE CITY OF DENVER, FILED AS ENGINEERING IMAGE AT BOOK 1, PAGE 37, CITY AND COUNTY OF DENVER, STATE OF COLORADO. SITUATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF COUNTY OF DENVER, STATE OF COLORADO. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

COMMENCING FROM A FOUND 1-INCH PLUG (LS37066), SET AS A WITNESS CORNER, AND BEING 12.0 FEET NORTHWESTERLY FROM THE NORTHWESTERLY LINE OF BLOCK 28, SAID CASE & EBERT'S ADDITION TO THE CITY OF DENVER, WHENCE A FOUND 1-INCH PLUG (LS37066) SET ALONG SAID LINE BEARS S 44° 37'24" W (BASIS OF BEARINGS), A DISTANCE OF 200.21 FEET;

1 THENCE S 78°48'32" W, A DISTANCE OF 121.08 FEET TO THE EASTERLY MOST  
2 CORNER OF SAID LOT 24, BLOCK 2, CASE & EBERT'S ADDITION TO THE CITY OF  
3 DENVER AND THE POINT OF BEGINNING;

4  
5 THENCE S 44°37'24" W, ALONG THE SOUTHEASTERLY LINE OF SAID BLOCK 2, A  
6 DISTANCE OF 75.04 FEET, TO THE SOUTHERLY MOST CORNER OF SAID LOT 22,  
7 BLOCK 2, CASE & EBERT'S ADDITION TO THE CITY OF DENVER;

8  
9 THENCE N 45°24'15" W, ALONG THE WESTERLY MOST LINE OF SAID LOT 22, A  
10 DISTANCE OF 124.86 FEET, TO THE WESTERLY MOST CORNER OF SAID LOT 22;

11  
12 THENCE N 44°35'15" E, ALONG THE EASTERLY LINE OF THE 16.0 FOOT ALLEYWAY  
13 AS DEDICATED ON SAID CASE EBERT'S ADDITION TO THE CITY OF DENVER, 75.07  
14 FEET, TO THE NORTHERLY MOST CORNER OF SAID LOT 24;

15  
16 THENCE S 45°2'34" E, ALONG THE NORTHERLY MOST LINE OF SAID LOT 24, A  
17 DISTANCE OF 124.90 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

18  
19 CONTAINING 0.215 ACRES (9379 SQ.FT.), MORE OR LESS.

20  
21 in addition, thereto those portions of all abutting public rights-of-way, but only to the centerline  
22 thereof, which are immediately adjacent to the aforesaid specifically described area.

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

25 COMMITTEE APPROVAL DATE: December 18, 2018

26 MAYOR-COUNCIL DATE: December 25, 2018 by Consent

27 PASSED BY THE COUNCIL: \_\_\_\_\_

28 \_\_\_\_\_ - PRESIDENT

29 APPROVED: \_\_\_\_\_ - MAYOR \_\_\_\_\_

30 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
31 EX-OFFICIO CLERK OF THE  
32 CITY AND COUNTY OF DENVER

33 NOTICE PUBLISHED IN THE DAILY JOURNAL: \_\_\_\_\_;

34 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: January 3, 2019

35 Pursuant to Section 13-12, D.R.M.C., this proposed ordinance has been reviewed by the office of  
36 the City Attorney. We find no irregularity as to form and have no legal objection to the proposed  
37 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to  
38 § 3.2.6 of the Charter.

39 Kristin M. Bronson, Denver City Attorney

40 BY: \_\_\_\_\_, Assistant City Attorney DATE: \_\_\_\_\_