BY AUTHORITY

ORDINANCE NO. _____ COUNCIL BILL NO. CB20-0105

SERIES OF 2020 COMMITTEE OF REFERENCE:

Land Use, Transportation & Infrastructure

A BILL

For an ordinance changing the zoning classification for 3275 Denargo Street and 3315 Denargo 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 C-MX-12, 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 I-B, UO-2.

b. It is proposed that the land area hereinafter described be changed to C-MX-12, 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 I-B, UO-2 to C-MX-12, DO-7:

A PARCEL OF LAND BEING THOSE PORTIONS OF BLOCK 5 AND BLOCK 9, GARDEN ADDITION TO DENVER AND THE VACATED PORTIONS OF WEST 33RD AVENUE, AND WEST MONCRIEFF PLACE, AND OF UNPLATTED PROPERTY IN THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER OF SECTION 27, AND CONSIDERING THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID NORTHWEST QUARTER OF SECTION 27 TO BEAR SOUTH 89°42'49" WEST, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE NORTH 60°41'39" WEST, A DISTANCE OF 1131.64 FEET TO THE NORTHEAST CORNER OF THE PARCEL OF LAND DESCRIBED IN THE WARRANTY DEED RECORDED SEPTEMBER 28, 1967 IN BOOK 9790 AT PAGE 663, IN THE OFFICE

OF THE DENVER COUNTY CLERK AND RECORDER, SAID CORNER BEING ON THE WEST LINE OF DENARGO STREET, AND THE **POINT OF BEGINNING**;

THENCE SOUTH 00°18’29" EAST, A DISTANCE OF 420.00 FEET, ALONG SAID WEST LINE OF DENARGO STREET TO THE EASTERLY EXTENSION OF THE NORTHERLY LINE OF BLOCK 10, OF SAID GARDEN ADDITION;

THENCE SOUTH 89°42’29" WEST, A DISTANCE OF 336.79 FEET ALONG SAID NORTHERLY LINE TO THE NORTHWEST CORNER OF LOT 7, BLOCK 10, OF SAID GARDEN ADDITION, SAID CORNER BEING ON THE EASTERLY LINE OF THE BURLINGTON NORTHERN RAILROAD PROPERTY;

THENCE ALONG SAID EASTERLY LINE THE FOLLOWING FIVE (5) COURSES:

1) NORTH 00°17’31" WEST, A DISTANCE OF 20.00 FEET;
2) SOUTH 89°42’29" WEST, A DISTANCE OF 25.00 FEET;
3) NORTH 00°17’31" WEST, A DISTANCE OF 20.00 FEET TO THE SOUTHWEST CORNER OF LOT 33, OF SAID BLOCK 9, GARDEN ADDITION TO DENVER;
4) NORTH 22°05’36" WEST, A DISTANCE OF 134.60 FEET TO THE SOUTHWEST CORNER OF LOT 4, OF SAID BLOCK 9, GARDEN ADDITION TO DENVER;
5) NORTH 00°17’31" WEST, A DISTANCE OF 255.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL DESCRIBED IN BOOK 9790 AT PAGE 663;

THENCE NORTH 89°42’29" EAST, A DISTANCE OF 411.66 FEET ALONG THE NORTH LINE OF LAST SAID PARCEL TO THE **POINT OF BEGINNING**,

CONTAING A CALCULATED AREA OF 167,289 SQUARE FEET OR 3.8404 ACRES, MORE OR LESS.

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.

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COMMITTEE APPROVAL DATE: February 4, 2020

MAYOR-COUNCIL DATE: February 11, 2020

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: February 13, 2020

Pursuant to Section 13-12, 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.

Kristin M. Bronson, Denver City Attorney

BY: Kirsten J. Crawford, Assistant City Attorney DATE: Feb 12, 2020