1	BY AUTHORITY			
2	ORDINANCE NO COUNCIL BILL NO. CB20-1127			
3	SERIES OF 2020 COMMITTEE OF REFERENCE:			
4	Land Use, Transportation & Infrastructure			
5	<u>A BILL</u>			
6 7	For an ordinance changing the zoning classification for 2655 and 2659 Downing Street in Five Points.			
8	WHEREAS, the City Council has determined, based on evidence and testimony presented at			
9	the public hearing, that the map amendment set forth below conforms with applicable City laws, is			
10	consistent with the City's adopted plans, furthers the public health, safety and general welfare of the			
11	City, will result in regulations and restrictions that are uniform within the U-MX-3 district, is justified			
12	by one of the circumstances set forth in Section 12.4.10.8 of the Denver Zoning Code, and is			
13	consistent with the neighborhood context and the stated purpose and intent of the proposed zone			
14	district;			
15	NOW THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE CITY AND COUNTY OF			
16	DENVER:			
17	Section 1. That upon consideration of a change in the zoning classification of the land area			
18	hereinafter described, Council finds:			
19	a. The land area hereinafter described is presently classified as G-RO-3.			
20	b. It is proposed that the land area hereinafter described be changed to U-MX-3.			
21	Section 2. That the zoning classification of the land area in the City and County of Denver			
22	described as follows shall be and hereby is changed from G-RO-3 to U-MX-3:			
23 24 25 26 27 28 29 30 31 32	That Part of Block 1, Case and Hawe's Re-subdivision of all of that part of Case Ebert's Addition to the City of Denver, lying Southeast of Block 80 and Northeast of Block 81, and all that part of Block 80, Case and Ebert's Addition to the City of Denver and 10 foot strip or outlot adjoining in Fisk's Addition to the City of Denver, All described as follows: Beginning 10 Feet East of Southeast corner of said Block 1, Case and Hawe's Re-subdivision; Thence North along the West line of Downing Street, 75 Feet; Thence West at Right angles 112.5 Feet; Thence South at Right angle with last mentioned line parallel with Downing Street to Northeast line of 29th Street; Thence Southeasterly along line of 29th Street to Francis Place; Thence East along South line of said Block 1, Case and Hawe's Re-subdivision to place of			

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.

beginning.

1	Section 3. That this ordinance shall be recorded by the Manager of Community Planning and			
2	Development in the real property records of the Denver County Clerk and Recorder.			
3	COMMITTEE APPROVAL DATE: October 20, 2020			
4	MAYOR-COUNCIL DATE: N/A			
5	PASSED BY THE COUNCIL:			
6	PRESIDENT			
7	APPROVED:	MAY	OR	
8 9 10	ATTEST:	- CLERK AND RECORDER, EX-OFFICIO CLERK OF THE CITY AND COUNTY OF DENVER		
11 12			DATE: October 22, 2020	
13 14 15 16	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.			
17	Kristin M. Bronson, Denver City Attorney			
18	BY:, A	ssistant City Attorney	DATE:	