

**BY AUTHORITY**

ORDINANCE NO. \_\_\_\_\_  
SERIES OF 2021

COUNCIL BILL NO. CB21-0553  
COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

**A BILL**

**For an ordinance changing the zoning classification for 930 North Bryant Street, 2449 West 10th Avenue and 991 North Alcott Way in Sun Valley.**

**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 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 C-RX-8, UO-3.
- b. It is proposed that the land area hereinafter described be changed to C-MX-12.

**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 C-RX-8, UO-3 to C-MX-12:

A PARCEL OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 4 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE RANGE POINT LOCATED AT THE INTERSECTION OF WEST 11TH AVENUE AND DECATUR STREET FROM WHENCE THE RANGE POINT AT WEST 11TH AVENUE AND BRYANT STREET BEARS NORTH 89°43'32" EAST 685.14 FEET AND ON WHICH ALL BEARINGS HEREIN ARE BASED;  
THENCE SOUTH 62°17'20" EAST A DISTANCE OF 830.13 FEET TO THE POINT OF BEGINNING;  
THENCE NORTH 89°45'08" EAST A DISTANCE OF 247.00 FEET TO A POINT;  
THENCE SOUTH 00°33'24" EAST A DISTANCE OF 578.53 FEET TO A POINT TWENTY-SIX FEET (26') NORTH OF THE TWENTY FOOT (20') RANGE LINE IN 9TH AVENUE;  
THENCE SOUTH 89°43'30" WEST, 26 FEET NORTH OF AND PARALLEL WITH SAID RANGE LINE, A DISTANCE OF 247.00 FEET TO A POINT;

1 THENCE NORTH 00°33'24" WEST A DISTANCE OF 578.65 FEET TO THE POINT OF  
2 BEGINNING.

3  
4 CONTAINING 142,912 SQUARE FEET OR 3.28 ACRES, MORE OR LESS.

5  
6 in addition, thereto those portions of all abutting public rights-of-way, but only to the centerline  
7 thereof, which are immediately adjacent to the aforesaid specifically described area.

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

10 COMMITTEE APPROVAL DATE: May 18, 2021

11 MAYOR-COUNCIL DATE: May 25, 2021 by Consent

12 PASSED BY THE COUNCIL: \_\_\_\_\_

13 \_\_\_\_\_ - PRESIDENT

14 APPROVED: \_\_\_\_\_ - MAYOR \_\_\_\_\_

15 ATTEST: \_\_\_\_\_ - CLERK AND RECORDER,  
16 EX-OFFICIO CLERK OF THE  
17 CITY AND COUNTY OF DENVER

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

19 PREPARED BY: Nathan J. Lucero, Assistant City Attorney DATE: June 24, 2021

20 Pursuant to section 13-9, D.R.M.C., this proposed ordinance has been reviewed by the office of  
21 the City Attorney. We find no irregularity as to form, and have no legal objection to the proposed  
22 ordinance. The proposed ordinance is not submitted to the City Council for approval pursuant to  
23 § 3.2.6 of the Charter.

24  
25 Kristin M. Bronson, Denver City Attorney

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