

**BY AUTHORITY**

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

COUNCIL BILL NO. CB21-0944  
COMMITTEE OF REFERENCE:  
Land Use, Transportation & Infrastructure

**A BILL**

**For an ordinance changing the zoning classification of 1901 Wazee Street, 1600  
20th Street and 1601 19th Street 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 with the PUD-G #26 district, is justified by one of the circumstances set forth in Section 12.4.10.8 of the Denver Zoning Code, is consistent with the neighborhood context and the stated purpose and intent of the proposed zone district, and meets the criteria set forth in 12.4.10.9 of the Denver Zoning Code;

**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. That the land area hereinafter described is presently classified as PUD-G #19.
- b. It is proposed that the land area hereinafter described be changed to PUD-G #26.

**Section 2.** That the zoning classification for the land area in the City and County of Denver described as follows shall be and hereby is changed from PUD-G #19 to PUD-G #26:

PARCEL DESCRIPTION BASEBALL PARCEL A: (PARKING LOT + WALKWAY)

A PARCEL OF LAND SITUATED IN A PORTION OF BLOCK C, EAST DENVER, AND BLOCK 1, HOYT & ROBINSONS ADDITION TO DENVER, BEING A PORTION OF SECTIONS 27, 28, 33 AND 34, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY AND COUNTY OF DENVER, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID BLOCK C, EAST DENVER, SAID POINT ALSO BEING AT THE NORTHEASTERLY RIGHT OF WAY INTERSECTION OF 19TH STREET AND WAZEE STREET, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE NORTH 45 DEGREES 26 MINUTES 17 SECONDS WEST ALONG THE SOUTHWESTERLY LINE OF SAID BLOCK C, EAST DENVER AND EXTENSION THEREOF AND THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID 19TH STREET

1 A DISTANCE OF 326.09 FEET TO A POINT ON THE NORTHEASTERLY EXTENSION  
2 OF THE WYNKOOP STREET 20.00 FOOT RANGE LINE;

3  
4 THENCE NORTH 45 DEGREES 26 MINUTES 37 SECONDS WEST ALONG THE  
5 SOUTHWESTERLY LINE OF SAID BLOCK 1, HOYT & ROBINSONS ADDITION TO  
6 DENVER AND EXTENSION THEREOF AND THE NORTHEASTERLY RIGHT OF WAY  
7 LINE OF SAID 19TH STREET A DISTANCE OF 19.40 FEET TO THE SOUTHEASTERLY  
8 CORNER OF A PARCEL OF LAND CONVEYED TO THERMO HEAD HOUSE, L.L.C. BY  
9 SPECIAL WARRANTY DEED RECORDED OCTOBER 13, 1994 AT RECEPTION NO.  
10 9400156352;

11  
12 THENCE NORTH 44 DEGREES 21 MINUTES 17 SECONDS EAST ALONG SAID  
13 SOUTHEASTERLY LINE OF RECEPTION NO. 9400156352, A DISTANCE OF 375.95  
14 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF ACQUISITION PARCEL TK  
15 2279-00-005 REV. 1, CONVEYED TO THE CITY AND COUNTY OF DENVER BY  
16 SPECIAL WARRANTY DEED RECORDED APRIL 07, 1993 AT RECEPTION NO. R-93-  
17 0043076 IN THE CITY AND COUNTY OF DENVER CLERK AND RECORDER'S OFFICE;

18  
19 THENCE SOUTH 46 DEGREES 55 MINUTES 34 SECONDS EAST ALONG SAID  
20 SOUTHWESTERLY LINE OF RECEPTION NO. R-93- 0043076, A DISTANCE OF 281.08  
21 FEET;

22  
23 THENCE CONTINUING ALONG SAID SOUTHWESTERLY LINE OF RECEPTION NO. R-  
24 93-0043076, SOUTH 45 DEGREES 29 MINUTES 38 SECONDS EAST A DISTANCE OF  
25 66.09 FEET TO A POINT ON THE EXTENSION OF THE NORTHWESTERLY RIGHT OF  
26 WAY LINE OF SAID WAZEE STREET;

27  
28 THENCE SOUTH 44 DEGREES 35 MINUTES 38 SECONDS WEST ALONG THE  
29 EXTENSION OF THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID WAZEE  
30 STREET AND THE SOUTHEASTERLY LINE OF SAID BLOCK C, EAST DENVER AND  
31 THE EXTENSION THEREOF A DISTANCE OF 383.31 FEET TO THE TRUE POINT OF  
32 BEGINNING.

33  
34 CONTAINING 131,694 SQUARE FEET OR 3.023 ACRES MORE OR LESS.

35  
36 in addition thereto those portions of all abutting public rights-of-way, but only to the centerline  
37 thereof, which are immediately adjacent to the aforesaid specifically described area.

38 **Section 3.** PUD-G #26, as filed in the words and figures contained and set forth therein,  
39 available in the office and on the web page of City Council, and filed in the office of the City Clerk  
40 on the 27<sup>th</sup> day of August , 2021, under City Clerk's Filing No. 20210070, is hereby approved.

41 **Section 4.** This Ordinance shall be recorded by the Manager of Community Planning and  
42 Development in the real property records of the Clerk and Recorder of the City and County of Denver.

1 COMMITTEE APPROVAL DATE: August 24, 2021  
2 MAYOR-COUNCIL DATE: August 31, 2021, by Consent  
3 PASSED BY THE COUNCIL: \_\_\_\_\_  
4 \_\_\_\_\_ - PRESIDENT  
5 APPROVED: \_\_\_\_\_ - MAYOR \_\_\_\_\_  
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: September 9, 2021  
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 Kristin M. Bronson, Denver City Attorney  
16 BY: Jonathan Griffin, Assistant City Attorney DATE: Sep 9, 2021